

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SEC Main Street, (Rt 140) and *
Chatsworth Avenue * ZONING COMMISSIONER
101 Main St., aka Reisterstown Rd. *
4th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Esso Standard Oil * Case No. 96-74-X
Contract Purchaser: Stuart Pollack
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 101 Main Street (aka Reisterstown Road) in the Reisterstown section of Baltimore County. The Petition is filed by the Esso Standard Oil Company, property owner and Stuart Pollack, Contract Purchaser. Special Exception relief is requested pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR) to permit a service garage in a B.L.-A.S. zone. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Stuart Pollack, Contract Purchaser. Also present was William Monk, a Land Use Consultant, who assisted in the preparation of the site plan. There were no Protestants or other interested persons present. However, several relevant comments were received from the member agencies of the Zoning Plans Advisory Committee.

Testimony and evidence presented was that the subject site is approximately .2211 acres in area, zoned B.L.-A.S. This property is located at the southeast corner of the intersection of Main Street and Chatsworth Avenue in Reisterstown. The surrounding uses on the opposite corners of this intersection include a fraternal lodge, a volunteer fire department

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Date

11/22/95

By

M. G. G. G.

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and an All Tune and Lube Service Garage. Other uses in the immediate vicinity include offices, retail businesses, and auto repair businesses.

The site is presently in a run-down condition and is vacant. As shown from the photographs submitted (Petitioner's Exhibits 3A through 3F), the property is improved with a one story concrete block building and a small wood shed attached thereto. The rest of the site is improved with a concrete/asphalt parking area which is in poor condition. Photographs of the site show same to be overgrown with weeds and not well kept.

Mr. Pollack proposes acquiring the site and utilizing same in conjunction with a business which he operates nearby. Specifically, he owns the Main Street Motors Used Car dealership in Reisterstown. He contemplates utilizing the existing one story concrete block building as a service garage. Automobiles acquired by him will be taken to the shop for repair prior to resale. He testified that approximately 100 used cars per month are sold at his dealership and the proposed site will be used to restore these vehicles and make necessary repairs. The work performed on site will be mechanical in nature and no body or fender work will be allowed. Moreover, there will be no painting of vehicles on the property.

As to the history of the property, same was utilized as a fuel service station for many years. However, the property has been vacant for approximately 10 years. The gasoline station site was shut down due to leaking underground fuel tanks. The site is presently the subject of remedial clean-up efforts by environmental regulatory agencies. The site shows equipment adjacent to the wooden shed and concrete building which is used to monitor and clean up the sub surface conditions. In this regard, Mr. Pollack indicated that he would not be installing new fuel tanks and would not sell fuel from the property.

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By

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Date

11/22/95
By M. Howard

The proposed use is permitted by special exception, pursuant to Section 230.13 of the BCZR. Special exceptions are permitted uses which are considered presumptively proper. See Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981). The Court of Special Appeals recently addressed special exception uses in Mossberg v. Montgomery County, Md., (No. 58), September Term, 1995. The Court's opinion discussed the standard to be applied in determining the propriety of a proposed special exception use. This test is not to consider the inherent adverse effects of the special exception use, per se, but rather whether the effects generate an impact above and beyond that which would be generally associated with the use within the zone. Moreover, special exceptions are part of the comprehensive zoning plan, thereby sharing a presumption that they are in the interest of the general welfare and, therefore, valid. People's Counsel v. Mangione, 85 Md. App. 738 (1991).

In applying this standard to the special exception at issue, it is clear that same should be granted. The proposed use presents a real opportunity for rehabilitation of this vacant property which is currently vacant and an eyesore. Moreover, the inherent effects associated with a service garage are no greater at this property than elsewhere within the zone. To the contrary, the site is surrounded by similar uses and enjoys immediate access from Reisterstown Road.

Although the request easily qualifies for special exception approval, the more difficult issue, in this case, relates to the Zoning Plans Advisory Committee (ZAC) comments. A number of agencies issued comments which suggest restrictions and limitations on the grant of any relief.

The State Highway Administration recommends closing one of the two presently available access points to the site from Reisterstown Road. Specifically, the State Highway suggests the closing of the northernmost

entrance onto Reisterstown Road and the construction of curb and gutter on that portion of the site adjacent to the road. Moreover, the southernmost entrance should be restored in view of its dilapidated condition.

In response to this comment, Mr. Monk indicated that public funding was available for these road improvements. He suggested that as part of the County and State's rehabilitation of older residential and commercial communities, public funds would be available. Subsequent communication between this Zoning Commissioner and the County's Office of Community Conservation brought about a qualified confirmation of this testimony. Apparently, the State does, indeed, plan to upgrade this section of Reisterstown Road (Md. Route 140). Public funds were, at one time, designated for this purpose. However, the harsh Winter of 1993-1994 resulted in the State deferring this project. Those funds were redirected and applied toward more pressing needs of road repair due to the significant ice damage to Maryland roads. Thus, although this project is "on the drawing board", whether the State actually funds the program and moves forward is questionable.

In addition to the State Highway Agency's concerns, the Development Plans Review Division suggests improvements to the access from Chatsworth Avenue. Moreover, that agency, as well as the Office of Planning and Zoning, also suggest compliance with the County's Landscape Manual and the installation of landscaping on site. Lastly, the Department of Environmental Protection (DEPRM) notes the ongoing remediation project as a result of the fuel tank leaks. DEPRM recommends approval with the stipulation that any development plans, alteration or constructed permits be reviewed by that office and the Maryland Department of Environmental Oil Control Program.

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Date

By

This is a difficult case. To strap the Petitioner with so many restrictions may well kill the project and result in the continued non-use and deterioration of an already dilapidated site. On the other hand, properties such as this site within a long established commercial corridor should be upgraded in a manner consistent with the County's efforts to restore old commercial areas.

Section 502.2 of the BCZR empowers the Zoning Commissioner to impose such reasonable conditions and restrictions on the grant of any special exception to protect the surrounding and neighboring properties. Utilization of the site as a service garage will generate traffic in an already highly traveled thoroughfare. After great deliberation, I will require the Petitioner to comply with the comments submitted by the State Highway Administration and Development Plans Review Division as they relate to vehicular access from Main Street (Md. Route 140). These access points must be improved and upgraded as required before the special exception use is utilized. In this regard, I will provide the Petitioner with a period of five years to utilize the special exception, pursuant to Section 502.3. If the Petitioner wishes to wait for the State improvements, Mr. Pollack can do so. However, if he wishes to move forward prior to the State improvements, then the improvements will be required (at his expense) for the special exception utilization. One way or the other, the access points will be upgraded before the special exception use is utilized. I will not require the Petitioner to improve the access to/from Chatsworth Avenue. Clearly, the main part of access to the site will be from Md. Route 140. In my judgment, these improvements are not necessary for this proposed use.

I will also adopt the DEPRM comment which, apparently, is acceptable to the Petitioner. This will ensure that remediation efforts will continue on this site.

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Date

11/22/95

By

M. Pollack

Lastly, I will provide for some reasonable landscaping. The landscaping should be consistent with what is presently in place for adjoining properties or will be required in the future. The property will be used as a service garage and not a park. The Petitioner should not be held to any higher standard than the neighboring properties. A limited amount of landscaping is appropriate, given the rehabilitation of this community conservation area. Landscaping, only to the extent possible, is warranted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of November, 1995 that, pursuant to the Petition for Special Exception, approval to allow a service garage in a B.L.-A.S. zone, pursuant to Section 230.13 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Site improvements to the access points from the property to Main Street (Md. Route 140) as described in the ZAC comments offered by the State Highway Administration dated September 14, 1995 shall be completed prior to the utilization of the special exception use. In connection therewith, the grant of this special exception approval shall be valid for a period of 5 years from the date hereto, pursuant to Section 502.3 of the BCZR.

3. The Petitioner shall comply with the ZAC comments submitted by DEPRM, dated September 14, 1995. Any development plans, alteration or construction permits shall be submitted for

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Date

11/22/95

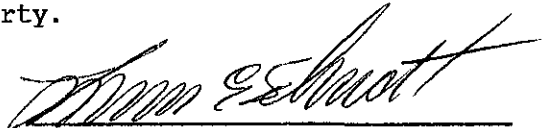
By

M. G. Gosh

review and approval to DEPRM and the MDE Oil Control Program.

4. The property shall be landscaped in accordance with the landscape manual to the extent possible, and consistent with landscaping on neighboring properties. If the Petitioner and the County's Landscape Architect cannot agree to an acceptable Landscape Plan, this Zoning Commissioner shall resolve this issue.

5. There shall be no painting or body/fender work performed on the property.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 11/22/95
By M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 21, 1995

Mr. William Monk
William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 96-74-X
Esso Standard Oil Co./Stuart Pollack, Petitioners

Dear Mr. Monk:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

cc: Mr. Stuart Pollack
526 Main Street
Reisterstown, Maryland 21136

MICROFILMED





Petition for Special Exception

96-74-X

to the Zoning Commissioner of Baltimore County

for the property located at 101 Main Street (aka Reisterstown Road)

which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a service garage in a BL-AS zone pursuant to Section 230.13

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Stuart Pollack

(Type or Print Name)

Signature

526 Main Street

Address

Reisterstown

MD

21136

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Esso Standard Oil Company

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Loc. 1027, P.O. Box 53

Address

Phone No.

Houston

TX

77001

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

William Monk, Inc.

Name

222 Bosley Ave., Ste B-7, Towson, MD

Address

410-494-8931

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

DROP-OFF
NO REVIEW
8-16-95

WCR



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ZONING DESCRIPTION

96-74-X

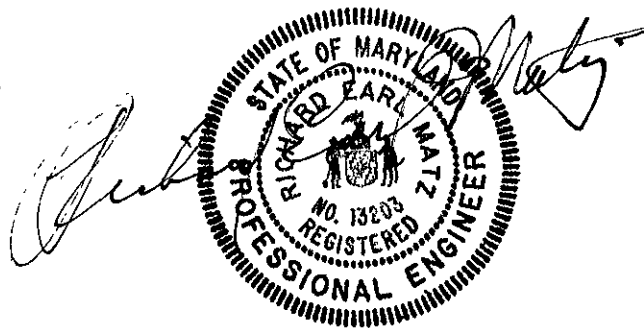
101 MAIN STREET

SOUTHEAST SIDE OF MAIN STREET AND CHATSWORTH AVENUE.
4TH DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CHATSWORTH AVENUE, 50 FEET WIDE, AND THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (MARYLAND ROUTE 140) 66 FEET WIDE; THENCE BINDING ALONG SAID SOUTH SIDE OF CHATSWORTH AVENUE NORTH 85 DEGREES 24 MINUTES 48 SECONDS EAST 107.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTH 04 DEGREES 21 MINUTES 12 SECONDS EAST 90.00 FEET; THEN SOUTH 85 DEGREES 24 MINUTES 48 SECONDS WEST 107.00 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE BINDING ON SAID RIGHT-OF-WAY LINE NORTH 04 DEGREES 21 MINUTES 12 SECONDS WEST 90.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.221 ACRES OF LAND, MORE OR LESS.

J:\COLBERT\DESCR\MONK.WPF, P.1



8-14-95

RECEIVED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-74-V

District Hth Date of Posting 9/22/95

Posted for: Special Exception

Petitioner: Stuart Pollack

Location of property: 101 Main St.

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 9/29/95
Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-74-X

(Item 71)

101 Main Street, aka Reisterstown Road

SEC Main Street (Route 140) and Chatsworth Avenue

4th Election District

3rd Councilmanic

Legal Owner:

Esso Standard Oil Company

Contract Purchaser:

Esso Standard Oil Company

Hearing Tuesday

October 10, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Exception for a service garage.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please

Call 887-3391.

9/109 Sept. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 2 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,

A. Henrichs

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 54309

ITEM #71

DATE 8/16/95 ACCOUNT 001-6150

AMOUNT \$ 335.00 (WCR)

RECEIVED Main Street Retail Corp.
FROM:

#050 - SpX + #080 - Sign

FOR: Esso Standard Oil Company
101 Main Street

WCR 54309

DATE: 8/16/95

\$ 335.00

BA CODE: 54309 17 95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUMKENT PUBLISHING COMPANY
September 14, 1995 Issue - Jeffersonian

Please forward billing to:

William Monk, Inc.
222 Bosley Avenue #B-7
Towson, MD 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-74-X (Item 71)
101 Main Street, aka Reisterstown Road
SEC Main Street (Route 140) and Chatsworth Avenue
4th Election District - 3rd Councilmanic
Legal Owner: Esso Standard Oil Company
Contract Purchaser: Stuart Pollack
HEARING: TUESDAY, OCTOBER 10, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-74-X (Item 71)
101 Main Street, aka Reisterstown Road
SEC Main Street (Route 140) and Chatsworth Avenue
4th Election District - 3rd Councilmanic
Legal Owner: Esso Standard Oil Company
Contract Purchaser: Stuart Pollack
HEARING: TUESDAY, OCTOBER 10, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Esso Standard Oil Company
Stuart Pollack
William Monk, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

will be returned to the office





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 3, 1995

Mr. Stuart Pollack
526 Main Street
Reisterstown, MD 21136

RE: Item No.: 71
Case No.: 96-74-X
Petitioner: Esso Standard Oil Co.

Dear Mr. Pollack:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: *Sub* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Item No. 071

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

If the Special Exception is granted, a Single Commercial Entrance, per Dept. of Public Works Standard Plate R-32 shall be constructed along Chatsworth Avenue.

If this Special Exception is granted, the site will be subject to the Landscape Manual to the extent possible.

RWB: SW

SECRET

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 18, 1995

FROM: Pat Keller, Director, OP *A*

SUBJECT: 101 Main Street

INFORMATION:

Item Number: 71

Petitioner: Esso Standard Oil Company

Property Size: _____

Zoning: BL-AS

Requested Action: Special Exception

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff supports the applicant's request conditioned upon the following:

1) The applicant should contact Carol Carpenter of the Office of Community Conservation in order to become familiar with the State Highway Administration and Baltimore County Government's Joint effort to provide enhanced landscaping along Reisterstown Road.

2) Prior to the issuance of building permits, a final landscape and streetscape plan for the site should be submitted to the Office of Planning and Office of Community Conservation for review and approval to ensure consistency with the overall streetscape effort along Main Street. The Office of Planning will coordinate this effort with the Baltimore County Landscape Planner.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kline

PK/JL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66,67,68,69,70,71,73, //
74,75,77,79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

SEP 5 1995

ZADM



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 14, 1995

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #71 - Esso Standard Oil Company
101 Main Street
Zoning Advisory Committee Meeting of August 28, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Waste Management

This facility at 101 Main Street has an ongoing remediation project on site. Contact with MDE Oil Control Program supervisor, Mr. Tom Walter, indicates that they have no problem allowing the zoning variance. However, they want to review any construction plans and permits for the site since the facility has a remediation project on site with which they have had problems. Recommend approval with the stipulation that any development plans; alteration or construction permits be reviewed by this office and MDE Oil Control Program.

JLP:EGS:sp

ESSO/DEPRM/TXTSBP

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**Maryland Department of Transportation
State Highway Administration**

96-94+
10-12-95

David L. Winstead
Secretary
Hal Kassoff
Administrator

September 14, 1995

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Baltimore County
MD 140
101 Main Street
South east corner of MD 140
and Chatsworth Avenue
intersection
Special Exception
Item #071 (WCR)
Mile Post 9.73

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

The proposed dedication (40' from center of existing roadway) along the property frontage on MD 140 is acceptable to the State Highway Administration (SHA).

A field inspection of the property reveals there are two existing depressed curb entrances onto MD 140. The existing entrances and curbing along the property frontage on MD 140 are in a deteriorated condition.

Since we have concerns relative to traffic operations (i.e., vehicle stacking and vehicle turning movements) both into the site and onto MD 140 just south of the signalized intersection of MD 140/Chatsworth Avenue, and since there is an existing access from the property onto Chatsworth Avenue, we will require the developer to reconstruct the property frontage along MD 140 as a condition of plan approval to include the following:

- Close the northernmost entrance onto MD 140.
- Construct SHA Type "A" curb and gutter along the property frontage on MD 140 from the north side of the southernmost entrance onto MD 140 to the P.C. of the intersection radius on Chatsworth Avenue.
- Mill and re-surface the southernmost entrance onto MD 140 using 1 1/2" of SHA approved bituminous concrete surface course.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Joyce Watson
Page Two
September 14, 1995

The closing of the northernmost entrance onto MD 140 is being required in an effort to keep access to this site as far away from the intersection as possible.

In addition, since this property is located within 500' of a signalized intersection, we have forwarded a copy of the plan to our Traffic Section in order to determine what impact, if any, the required entrance reconstruction may have to the existing traffic signal system on MD 140.

Entrance reconstruction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (**include Federal ID number or social security number on certified checks only**) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland (**Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection**).
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

WILSON

Ms. Joyce Watson
Page Three
September 14, 1995

The surety for entrance reconstruction must be received by this office prior to our approving any building permits for this development.

We have no objection to approval of the Special exception request, subject to our aforementioned right-of-way and entrance improvement comments.

Should you have any questions, or require additional information, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,



Dr Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

cc: Mr. Randy Brown w/att.
Mr. William Monk
Mr. Darrell Wiles



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

William Monk
William Monk, Inc.
Suite B-7
222 Bosley Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)
101 Main Street
4th Election District

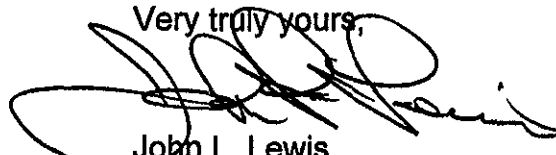
Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Mr. Pollack has not signed the petition form as authorized representative of Esso.
2. Three copies of the description are required; only two were submitted.
3. The 16.1-foot setback for both structures is required to be 20 feet per Section 232.3.B. A variance is required to allow this deficiency in light of the special exception.
4. Space #1 is within 10 ft. of the street right-of-way. Since this is an excess space, it should not be counted or shown as supporting the parking or a zoning variance from Section 409.8 would be required.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,


John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



EXXON COMPANY, U.S.A.

POST OFFICE BOX 4832 • HOUSTON, TEXAS 77210-4832

601 Jefferson, Room 3515

Houston, Texas 77002

Tel (713) 656-7735/Fax: (713) 656-1034

Marketing Department/Technical Services

Jerry A. Hicks, Property Sales Coordinator

August 4, 1995

Re: SP#2-1027

101 Reisterstown Road (AKA Main Street)
Reisterstown, MD

Zoning Commissioner
County of Baltimore
Zoning Administration & Development Management

Dear Sirs:

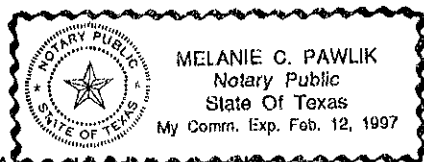
This letter executed hereunder by the owner of the above referenced property, grants immediate authority to Stuart Pollack, and its respective agents, to file for platting, rezoning, or special use permits including variances which may be required to provide for the intended use of said property known as approximately 9.630 square feet tract at 101 Main Street, Reisterstown, MD. Provided, however, if Stuart Pollack does not close the sale of the property, Stuart Pollack at his sole cost and expense shall replat and rezone the property to the same platting and zoning in effect on date hereof. Stuart Pollack agrees to indemnify Exxon Corporation for any damages resulting from Stuart Pollack's failure to rezone or replat as required by this letter.

Yours very truly,

J. A. Hicks
Property Sales Coordinator

STATE OF TEXAS §
COUNTY OF HARRIS §

Sworn to and subscribed before me this 8 day of August, 1995,
by J. A. Hicks



Agreed and Accepted:

Notary Public for the
State of TEXAS

Date: _____

X

21027MD.ZON

12/30/94

A DIVISION OF EXXON CORPORATION



ITEM 71

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

September 5, 1995

Mr. John L. Lewis
Planner II
ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Preliminary petition review; Item # 71 - 101 Main Street, Baltimore County, MD

Dear John:

I am in receipt of your letter dated August 29, 1995 regarding my client's application which I filed on his behalf. I wanted to thank you for your thorough review of the application and plan and would like to comment regarding the four items noted in your letter:

1. I submitted along with the application a notarized letter from an Exxon representative dated August 4, 1995, which granted Stuart Pollack the authority to file plats and proceed with the rezoning as so noted. Prior to filing the application I spoke with both the Zoning Commissioner and the Deputy Zoning Commissioner regarding this issue and the fact that the application forms were not signed by an Exxon representative. Both individuals indicated that it was their policy to hear cases albeit a signature on the application form. Additionally, when Mitch Kellum took the application in he called me regarding this issue. I clarified it with him to his satisfaction and he indicated to me that he would simply place a note in the file to that effect.
2. Enclosed please find one additional copy of the zoning description. I apologize. There was an oversight that only two were submitted.
3. The small shed structure as noted on the plan is a temporary structure for purposes of environmental remediation. This is not a storage shed. This structure will be removed from the site upon completion of the remediation activities. We will clarify this at the time of the hearing and indicate on the plan if necessary, that this is a temporary structure to be removed once the remediation work is completed. Based upon previous similar cases of which I have been involved I do not believe that a variance is needed for this structure.
4. Space # 1 as noted on the plan is an existing parking space and in light of the fact that no changes are being made to the plan in that regard I did not believe a variance was required. However if you still have a problem with it, we will make a note on the plan at the time of the hearing that this is an excess parking space so as to avoid the need for an additional variance.

Hopefully this additional information will clarify these points and does not require a revised petition in order that we proceed to the hearing.

Cordially,



William P. Monk

WPM/skm34
Enclosure

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS, SUITE B-7
222 BOSLEY AVENUE, TOWSON, MD 21204

LETTER OF TRANSMITTAL

DATE 8/16/95	OUR JOB NO. 71
FILE NO.	YOUR JOB NO.
ATTENTION	
RE: 101 MAIN STREET AKA REISTERSTOWN ROAD SPECIAL EXCEPTION APP.	

TO

ZADM

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
3		APPLICATION FORMS	
1		AUTORIZATION LETTER	
12		PLATS	
1		200' ZONING MAP	
1		ZONING DESCRIPTION	
1		APPLICATION FEE	

No VIOLATION
No PRIOR
REVIEW
Per Bill Monk
8/16/95

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ As requested ☐ Submit _____ copies for distribution
☐ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☒ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

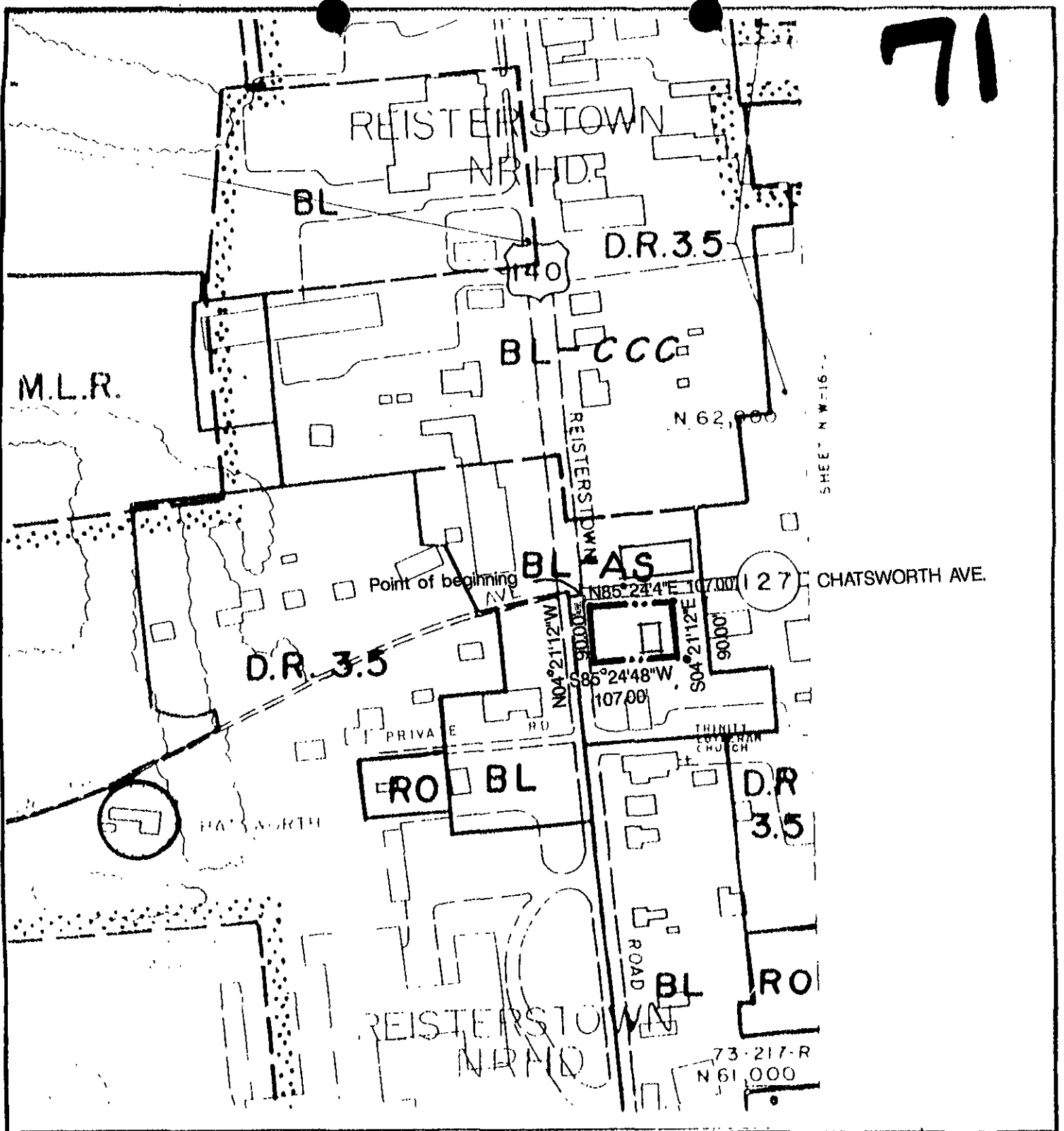
MICROFILMED

COPY TO: _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

71



WILLIAM MONIK, INC.
 PLANNING, LANDSCAPE DESIGN
 ENVIRONMENTAL RESOURCE MANAGEMENT
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-7
 TOWSON, MD 21204
 (410) 494-8931

**ZONING MAP
 TO ACCOMPANY**

**101 MAIN STREET
 BALTO. CO., MD.**

96-74-X

MAP #:
 NW 16-K

SCALE:
 1"=200'

FILE #:
 95-35

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

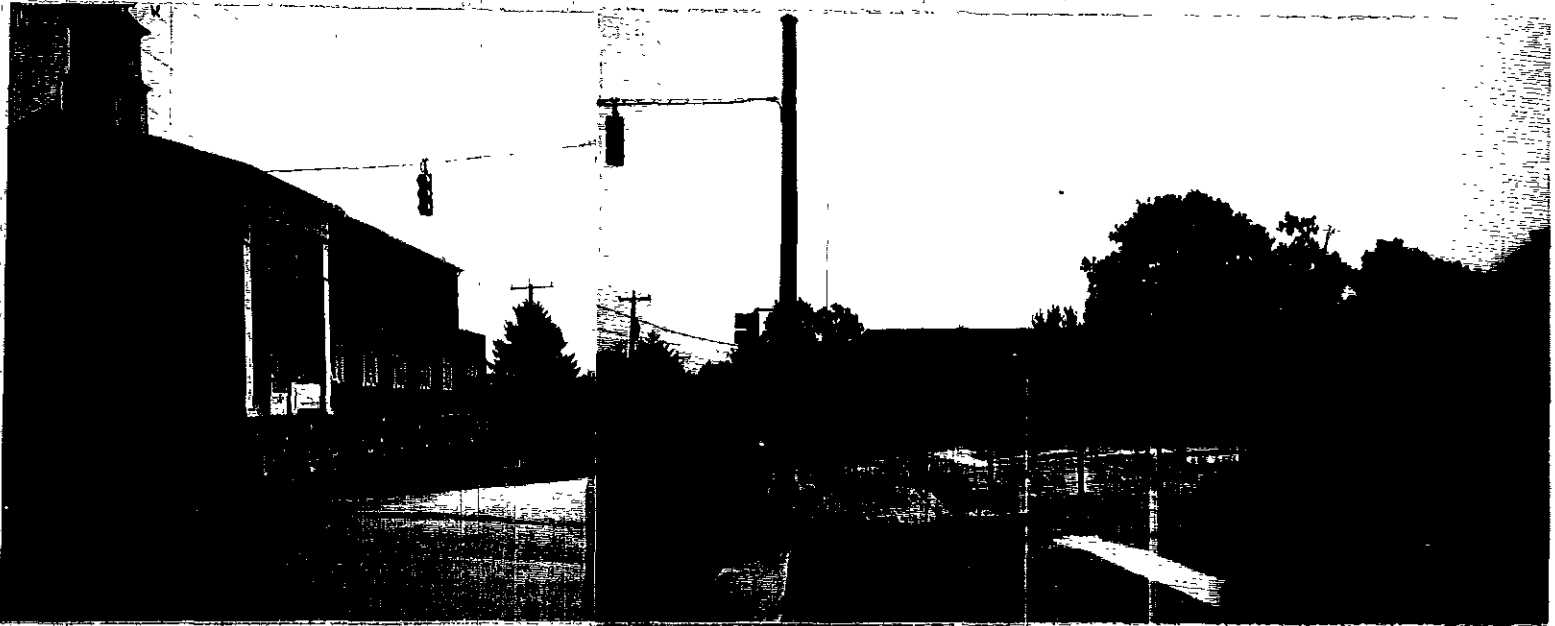
BILL MONK
1400 ANT POLLACK
516 Main Street

222 BOSLEY AVE
SUITE C-6
TOWSON, MD 21204

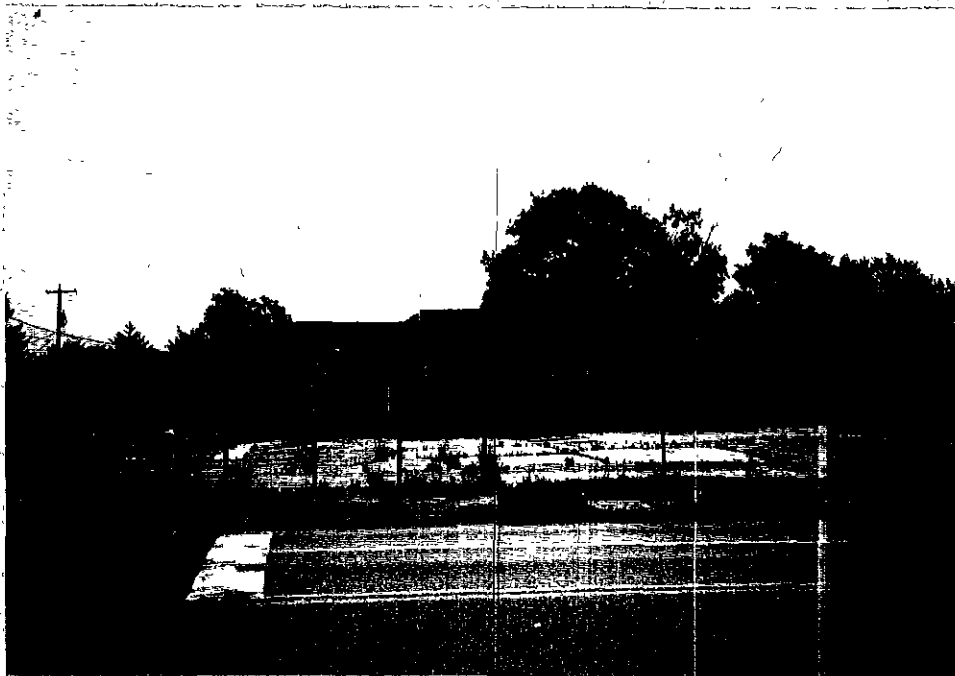
COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



101 MAIN STREET (AKA REISTERSTOWN ROAD)



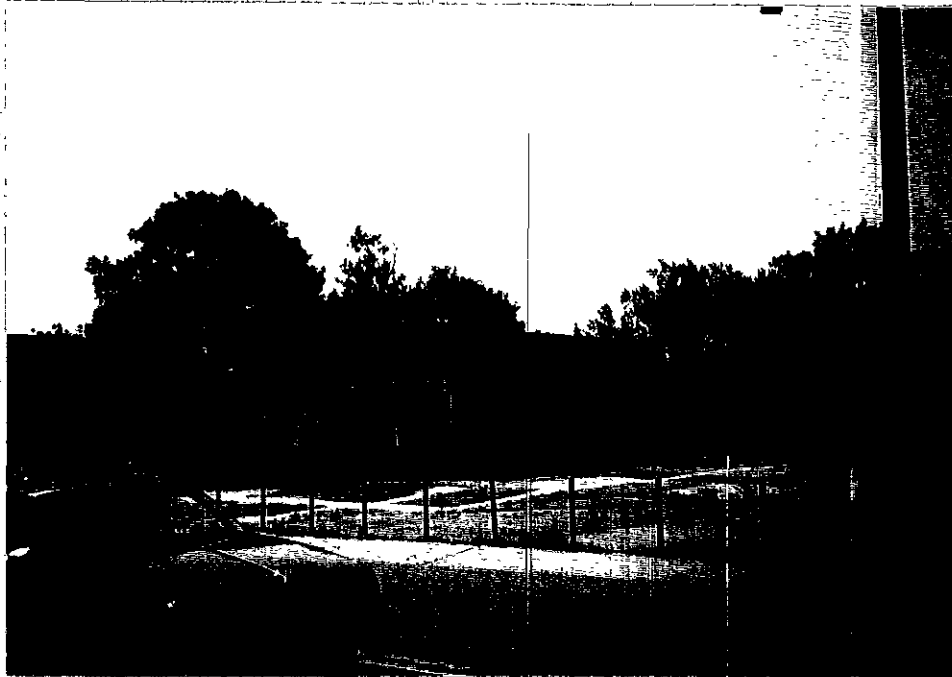
Ref 3A



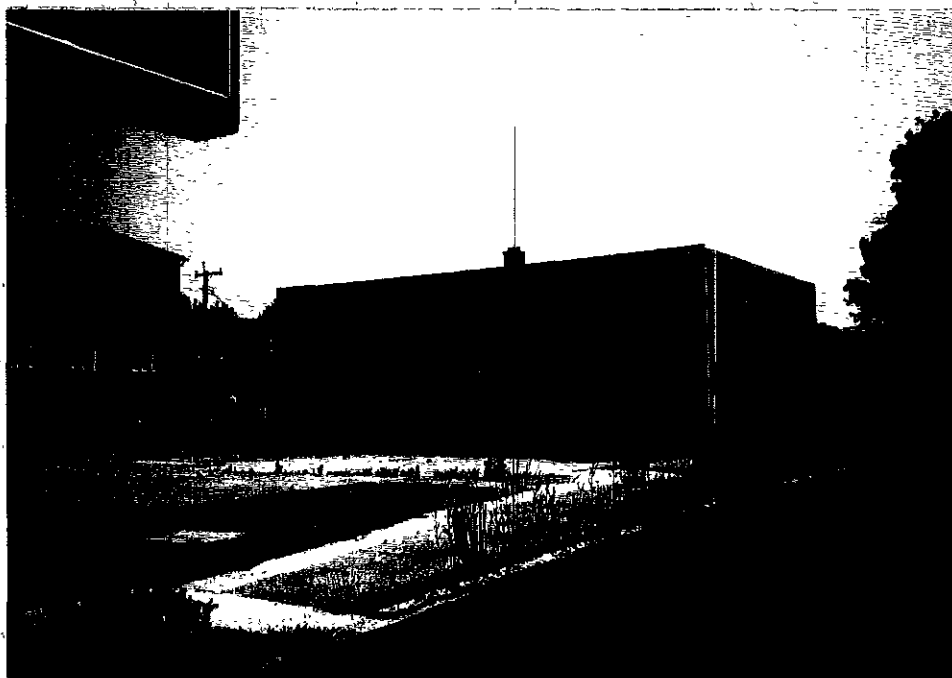
COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



**EXISTING SITE CONDITIONS
101 MAIN STREET**



Ref 315

MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE



PROPERTY TO SOUTH - RETAIL USE



NORTHEAST CORNER, MAIN STREET @ CHATSWORTH - OFFICE USE

Ad 3c

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

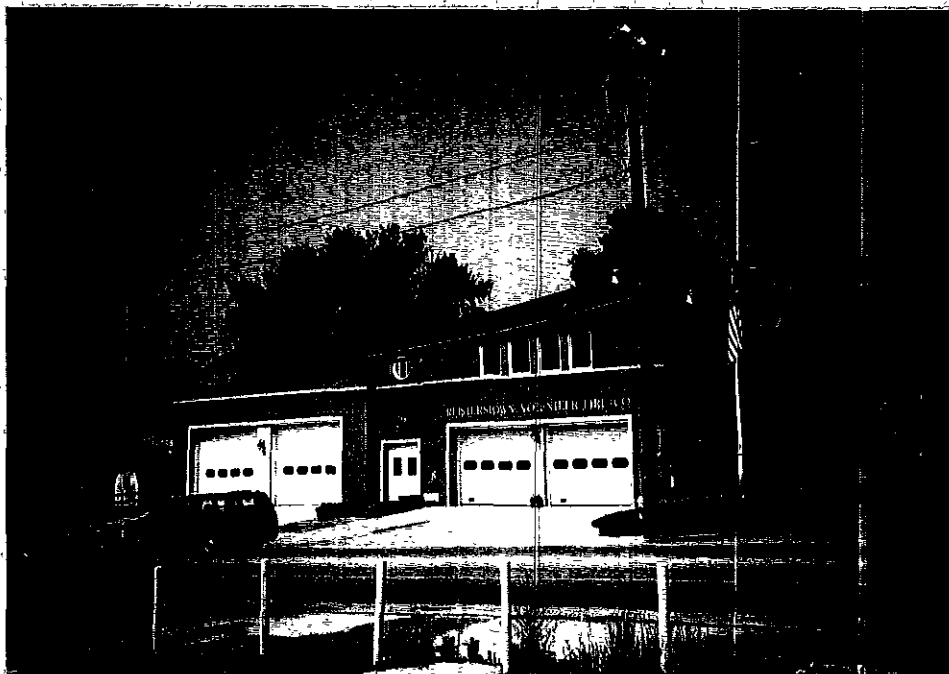
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE



**NORTHWEST CORNER, MAIN STREET @ CHATSWORTH -
SERVICE GARAGE**



Ref 3D

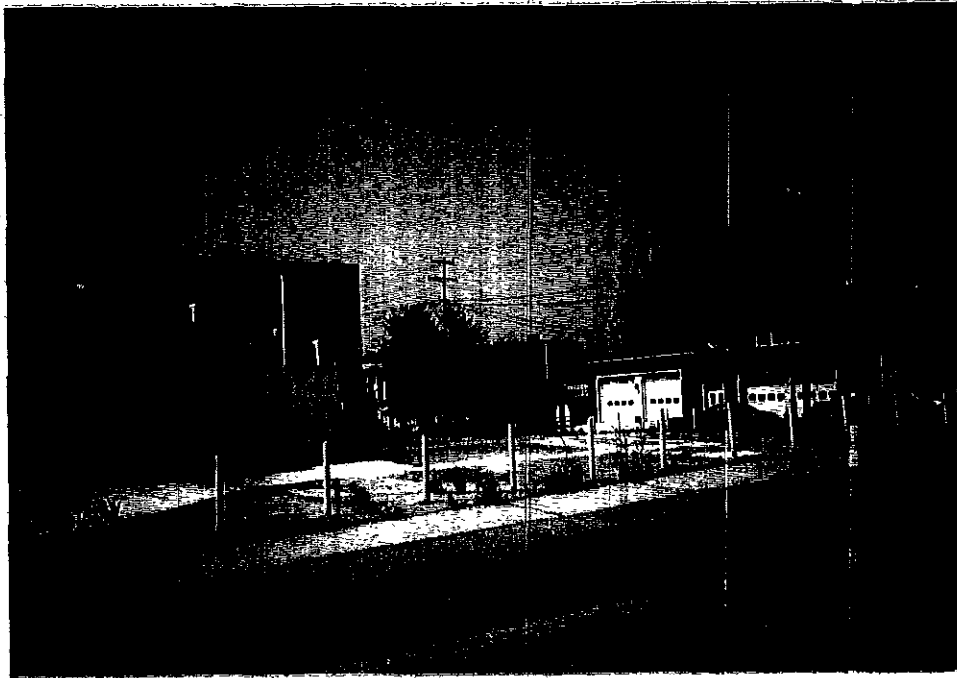
MICROFILMED

SOUTHWEST CORNER, MAIN STREET @ CHATSWORTH - FIRE STATION

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



BA
3E

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE PARKING LOT AND OFFICE BUILDING TO EAST OF SUBJECT PROPERTY



*Ref
3F*

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD. 21204
410-494-8931
FAX 410-494-9903

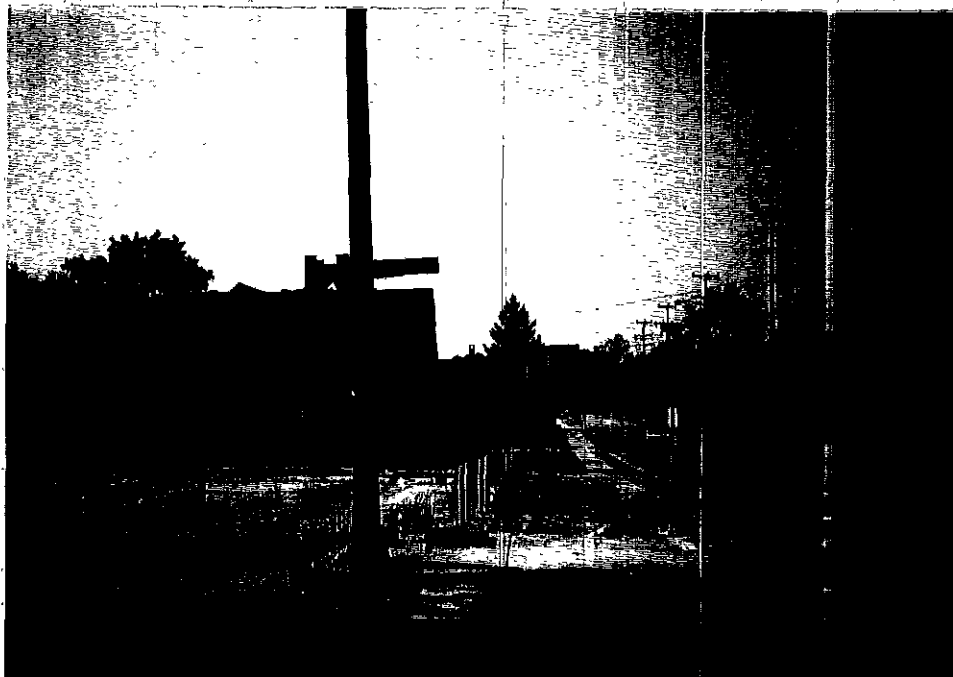
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

MAIN STREET (AKA REISTERSTOWN ROAD)



VIEW LOOKING NORTH



VIEW LOOKING SOUTH

MICROFILMED

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SEC Main Street, (Rt 140) and * ZONING COMMISSIONER
Chatsworth Avenue * OF BALTIMORE COUNTY
101 Main St., aka Reisterstown Rd.
4th Election District * Case No. 96-74-X
3rd Councilmanic District
Legal Owner: Esso Standard Oil *
Contract Purchaser: Stuart Pollack
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 101 Main Street (aka Reisterstown Road) in the Reisterstown section of Baltimore County. The Petition is filed by the Esso Standard Oil Company, property owner and Stuart Pollack, Contract Purchaser. Special Exception relief is requested pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR) to permit a service garage in a B.L.-A.S. zone. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Stuart Pollack, Contract Purchaser. Also present was William Monk, a Land Use Consultant, who assisted in the preparation of the site plan. There were no Protestants or other interested persons present. However, several relevant comments were received from the member agencies of the Zoning Plans Advisory Committee.

Testimony and evidence presented was that the subject site is approximately .2211 acres in area, zoned B.L.-A.S. This property is located at the southeast corner of the intersection of Main Street and Chatsworth Avenue in Reisterstown. The surrounding uses on the opposite corners of this intersection include a fraternal lodge, a volunteer fire department

and an All Tune and Lube Service Garage. Other uses in the immediate vicinity include offices, retail businesses, and auto repair businesses.

The site is presently in a run-down condition and is vacant. As shown from the photographs submitted (Petitioner's Exhibits 3A through 3F), the property is improved with a one story concrete block building and a small wood shed attached thereto. The rest of the site is improved with a concrete/asphalt parking area which is in poor condition. Photographs of the site show same to be overgrown with weeds and not well kept.

Mr. Pollack proposes acquiring the site and utilizing same in conjunction with a business which he operates nearby. Specifically, he owns the Main Street Motors Used Car Dealership in Reisterstown. He contemplates utilizing the existing one story concrete block building as a service garage. Automobiles acquired by him will be taken to the shop for repair prior to resale. He testified that approximately 100 used cars per month are sold at his dealership and the proposed site will be used to restore these vehicles and make necessary repairs. The work performed on site will be mechanical in nature and no body or fender work will be allowed. Moreover, there will be no painting of vehicles on the property.

As to the history of the property, same was utilized as a fuel service station for many years. However, the property has been vacant for approximately 10 years. The gasoline station site was shut down due to leaking underground fuel tanks. The site is presently the subject of remedial clean-up efforts by environmental regulatory agencies. The site shows equipment adjacent to the wooden shed and concrete building which is used to monitor and clean up the sub surface conditions. In this regard, Mr. Pollack indicated that he would not be installing new fuel tanks and would not sell fuel from the property.

The proposed use is permitted by special exception, pursuant to Section 230.13 of the BCZR. Special exceptions are permitted uses which are considered presumptively proper. See Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981). The Court of Special Appeals recently addressed special exception uses in Mossberg v. Montgomery County, Md., (No. 58), September Term, 1995. The Court's opinion discussed the standard to be applied in determining the propriety of a proposed special exception use. This test is not to consider the inherent adverse effects of the special exception use, per se, but rather whether the effects generate an impact above and beyond that which would be generally associated with the use within the zone. Moreover, special exceptions are part of the comprehensive zoning plan, thereby sharing a presumption that they are in the interest of the general welfare and, therefore, valid. People's Counsel v. Mangione, 85 Md. App. 738 (1991).

In applying this standard to the special exception at issue, it is clear that same should be granted. The proposed use presents a real opportunity for rehabilitation of this vacant property which is currently vacant and an eyesore. Moreover, the inherent effects associated with a service garage are no greater at this property than elsewhere within the zone. To the contrary, the site is surrounded by similar uses and enjoys immediate access from Reisterstown Road.

Although the request easily qualifies for special exception approval, the more difficult issue, in this case, relates to the Zoning Plans Advisory Committee (ZAC) comments. A number of agencies issued comments which suggest restrictions and limitations on the grant of any relief.

The State Highway Administration recommends closing one of the two presently available access points to the site from Reisterstown Road. Specifically, the State Highway suggests the closing of the northernmost

entrance onto Reisterstown Road and the construction of curb and gutter on that portion of the site adjacent to the road. Moreover, the southernmost entrance should be restored in view of its dilapidated condition.

In response to this comment, Mr. Monk indicated that public funding was available for these road improvements. He suggested that as part of the County and State's rehabilitation of older residential and commercial communities, public funds would be available. Subsequent communication between this Zoning Commissioner and the County's Office of Community Conservation brought about a qualified confirmation of this testimony. Apparently, the State does, indeed, plan to upgrade this section of Reisterstown Road (Md. Route 140). Public funds were, at one time, designated for this purpose. However, the harsh Winter of 1993-1994 resulted in the State deferring this project. Those funds were redirected and applied toward more pressing needs of road repair due to the significant ice damage to Maryland roads. Thus, although this project is "on the drawing board", whether the State actually funds the program and moves forward is questionable.

In addition to the State Highway Agency's concerns, the Development Plans Review Division suggests improvements to the access from Chatsworth Avenue. Moreover, that agency, as well as the Office of Planning and Zoning, also suggest compliance with the County's Landscape Manual and the installation of landscaping on site. Lastly, the Department of Environmental Protection (DEPRM) notes the ongoing remediation project as a result of the fuel tank leaks. DEPRM recommends approval with the stipulation that any development plans, alteration or constructed permits be reviewed by that office and the Maryland Department of Environmental Oil Control Program.

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

This is a difficult case. To strap the Petitioner with so many restrictions may well kill the project and result in the continued non-use and deterioration of an already dilapidated site. On the other hand, properties such as this site within a long established commercial corridor should be upgraded in a manner consistent with the County's efforts to restore old commercial areas.

Section 502.2 of the BCZR empowers the Zoning Commissioner to impose such reasonable conditions and restrictions on the grant of any special exception to protect the surrounding and neighboring properties. Utilization of the site as a service garage will generate traffic in an already highly traveled thoroughfare. After great deliberation, I will require the Petitioner to comply with the comments submitted by the State Highway Administration and Development Plans Review Division as they relate to vehicular access from Main Street (Md. Route 140). These access points must be improved and upgraded as required before the special exception use is utilized. In this regard, I will provide the Petitioner with a period of five years to utilize the special exception, pursuant to Section 502.3. If the Petitioner wishes to wait for the State improvements, Mr. Pollack can do so. However, if he wishes to move forward prior to the State improvements, then the improvements will be required (at his expense) for the special exception utilization. One way or the other, the access points will be upgraded before the special exception use is utilized. I will not require the Petitioner to improve the access to/from Chatsworth Avenue. Clearly, the main part of access to the site will be from Md. Route 140. In my judgment, these improvements are not necessary for this proposed use.

I will also adopt the DEPRM comment which, apparently, is acceptable to the Petitioner. This will ensure that remediation efforts will continue on this site.

Lastly, I will provide for some reasonable landscaping. The landscaping should be consistent with what is presently in place for adjoining properties or will be required in the future. The property will be used as a service garage and not a park. The Petitioner should not be held to any higher standard than the neighboring properties. A limited amount of landscaping is appropriate, given the rehabilitation of this community conservation area. Landscaping, only to the extent possible, is warranted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of November, 1995 that, pursuant to the Petition for Special Exception, approval to allow a service garage in a B.L.-A.S. zone, pursuant to Section 230.13 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Site improvements to the access points from the property to Main Street (Md. Route 140) as described in the ZAC comments offered by the State Highway Administration dated September 14, 1995 shall be completed prior to the utilization of the special exception use. In connection therewith, the grant of this special exception approval shall be valid for a period of 5 years from the date hereto, pursuant to Section 502.3 of the BCZR.
3. The Petitioner shall comply with the ZAC comments submitted by DEPRM, dated September 14, 1995. Any development plans, alteration or construction permits shall be submitted for

review and approval to DEPRM and the DOE Oil Control Program.

4. The property shall be landscaped in accordance with the landscape manual to the extent possible, and consistent with landscaping on neighboring properties. If the Petitioner and the County's Landscape Architect cannot agree to an acceptable Landscape Plan, this Zoning Commissioner shall resolve this issue.

5. There shall be no painting or body/fender work performed on the property.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 21, 1995

Mr. William Monk
William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 96-74-X
Esso Standard Oil Co./Stuart Pollack, Petitioners

Dear Mr. Monk:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.
cc: Mr. Stuart Pollack
526 Main Street
Reisterstown, Maryland 21136

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

ORDER RECEIVED FOR FILING
Date 11/22/95
By *Stuart Pollack*

MICROFILMED

MICROFILMED

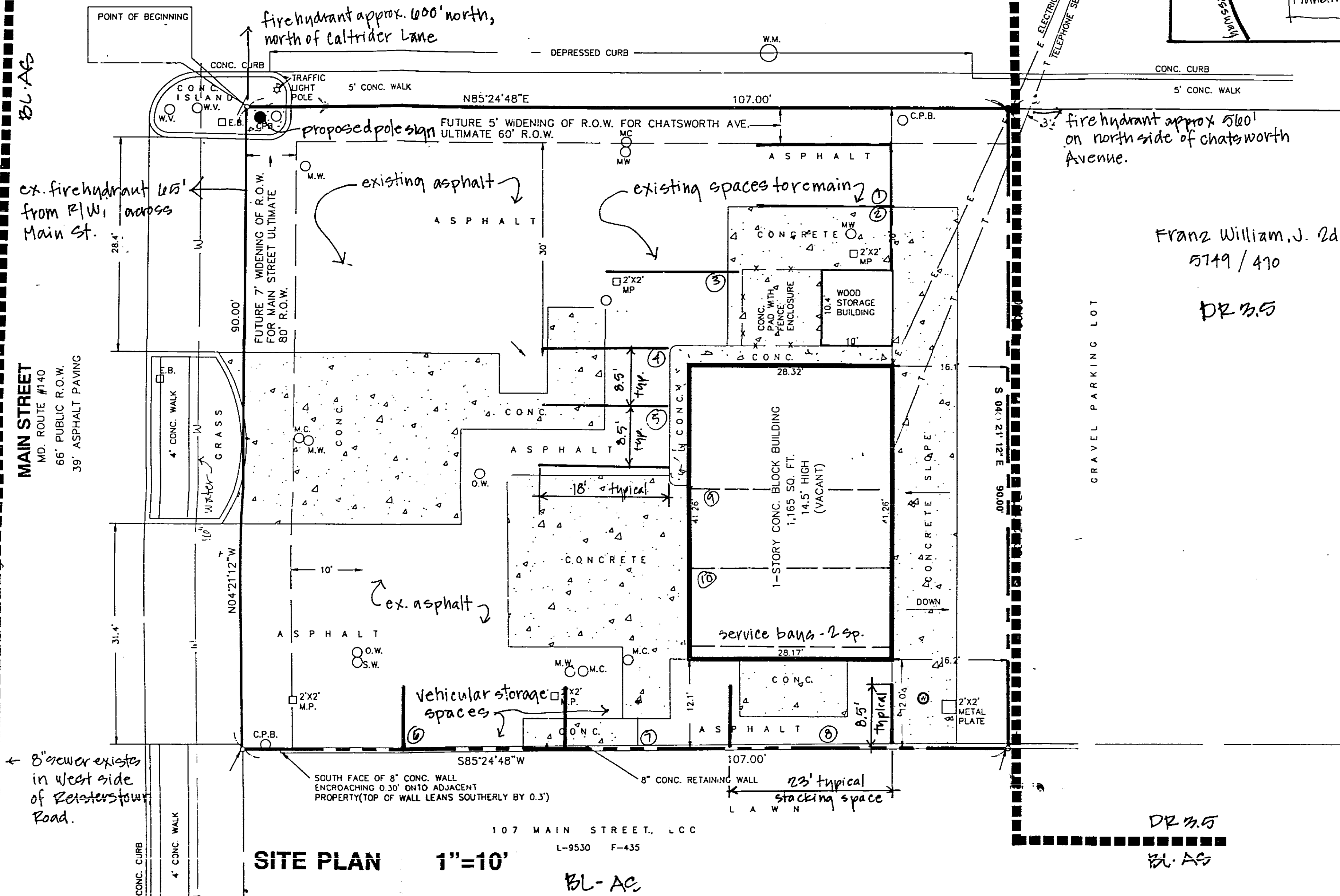
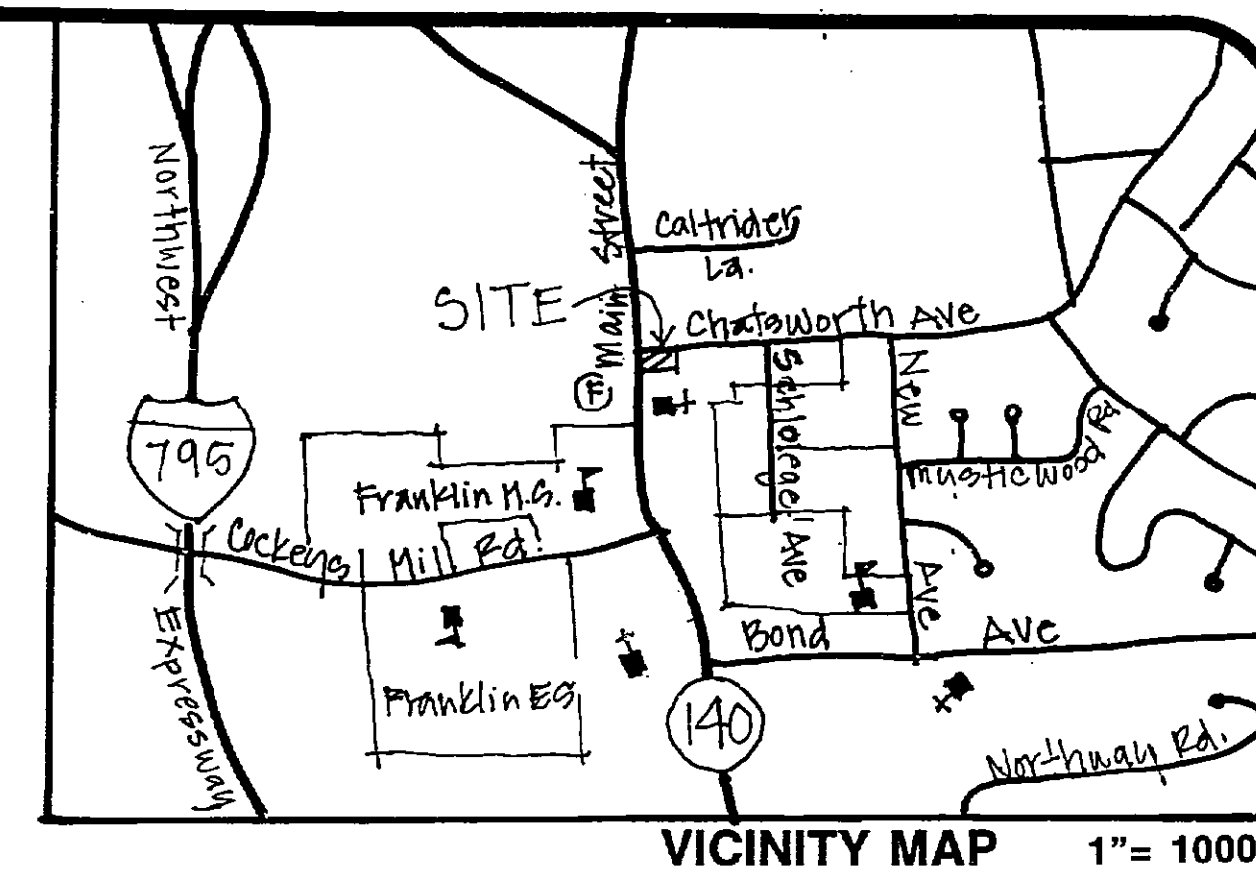
MICROFILMED

LEGEND

- MC ○ METAL CAP
- WM ○ MONITORING WELL
- CPB ○ CONCRETE POLE BASE
- OW ○ OBSERVATION WELL
- M.P. ○ METAL PLATE
- S.W. ○ SITE WELL
- E.B. ○ ELECTRIC HAND BOX
- W.V. ○ WATER VALVE
- R.O.W. = RIGHT OF WAY
- CONC. = CONCRETE
- P.A. = PROPERTY LINE
- X-CUT = CROSS CUT MARK
- STEEL BAR SET
- PROPERTY CORNER
- CHAIN LINK FENCE

BL-AS
Ionic Building Co.
094/211

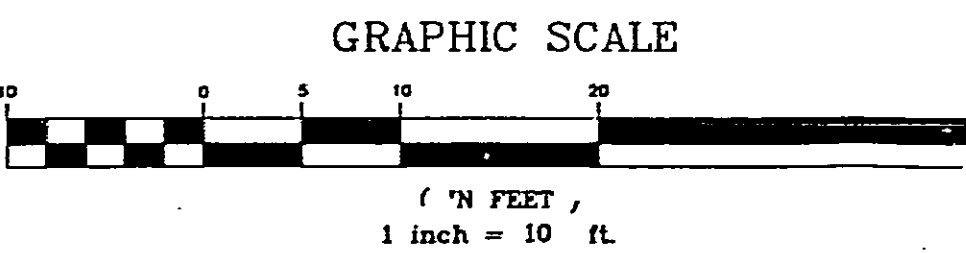
CHATSWORTH AVENUE
53' PUBLIC R.O.W. - 34' ASPHALT PAVING



SITE PLAN 1"=10'

BL-AS

DEVELOPER'S
EXHIBIT NO. 1



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY IS DESIGNATED IN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 240010-0205B, EFFECTIVE DATE OF 9/30/1988. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

NOTES:

1. ZONING:
EXISTING - BL-AS
PROPOSED - BL-AS
2. LOT AREA:
NET - 9,630 S. F. OR 0.2211 ACRES
GROSS - 16,100 S. F. OR 0.37 ACRES
3. EXISTING USE: VACANT GAS STATION
4. PROPOSED USE: SERVICE GARAGE
5. BUILDING SETBACKS:
FRONT - 23.5' * 62.5'
INTERIOR SIDE - 0' 12'
REAR - 0' 16.2'
- * BASED UPON FRONT YARD AVERAGING PROVISION (BCZR SECTION 303.2)
- NO NEW DEVELOPMENT, ADDITIONS, ALTERATIONS OR EXPANSION TO EXISTING BUILDING IS PROPOSED
6. BUILDING AREA: 1,165 S. F.
7. PARKING:
REQUIRED - 3.3 SP/1,000 S. F. = 3.84 - 4 SPACES
PROPOSED - 5 SPACES + 2 SERVICE BAYS = 7 (PLUS 3 VEHICULAR STORAGE SPACES)
8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
9. SPECIAL EXCEPTION: FOR A SERVICE GARAGE PER SECTION 230.13 BCZR
10. ELECTION DISTRICT: 4
11. COUNCILMANIC DISTRICT: 3
12. CENSUS TRACT: 4044.01
13. WATERSHED: 32
14. SUBSEWERSHED: 67
15. DEED REFERENCE: L827, F403
16. PROPERTY ACCOUNT NO.: 04 05 077025
17. TAX MAP 48, GRID 11, PARCEL 187
18. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 3.0
PROPOSED - .07
19. HEIGHT OF BUILDING: 14.50 FEET
20. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS OR CRITICAL AREAS EXIST ON THE SITE.
21. AMENITY OPEN SPACE: NOT REQUIRED
22. OUTDOOR LIGHTING WILL BE CUT-OFF FIXTURES WHICH WILL NOT ILLUMINATE ADJACENT PROPERTIES
23. SIGNS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 413, BCZR
24. PREVIOUS COMMERCIAL PERMIT: NONE
25. ZONING HEARINGS: NONE
26. ZONING MAP NO.: NW16K
27. ALL OUTDOOR STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES WILL BE IN ACCORDANCE WITH BCZR 405 A (1) AND A (2)
28. OWNER'S NAME AND ADDRESS: ESSO STANDARD OIL CO.
P.O. BOX 53
HOUSTON, TEXAS 77001

96-74-X

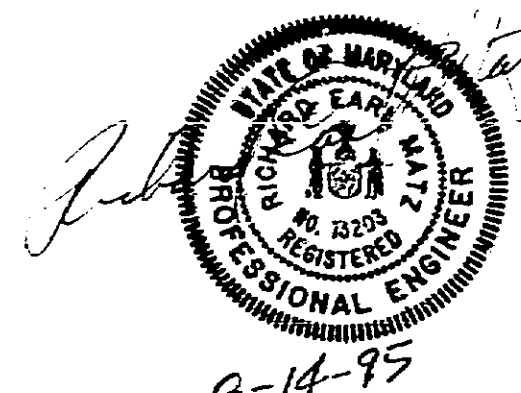
WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-4951

MICROFILMED

PLAT TO ACCOMPANY SPECIAL
EXCEPTION APPLICATION
101 MAIN STREET, BALTIMORE COUNTY, MD.

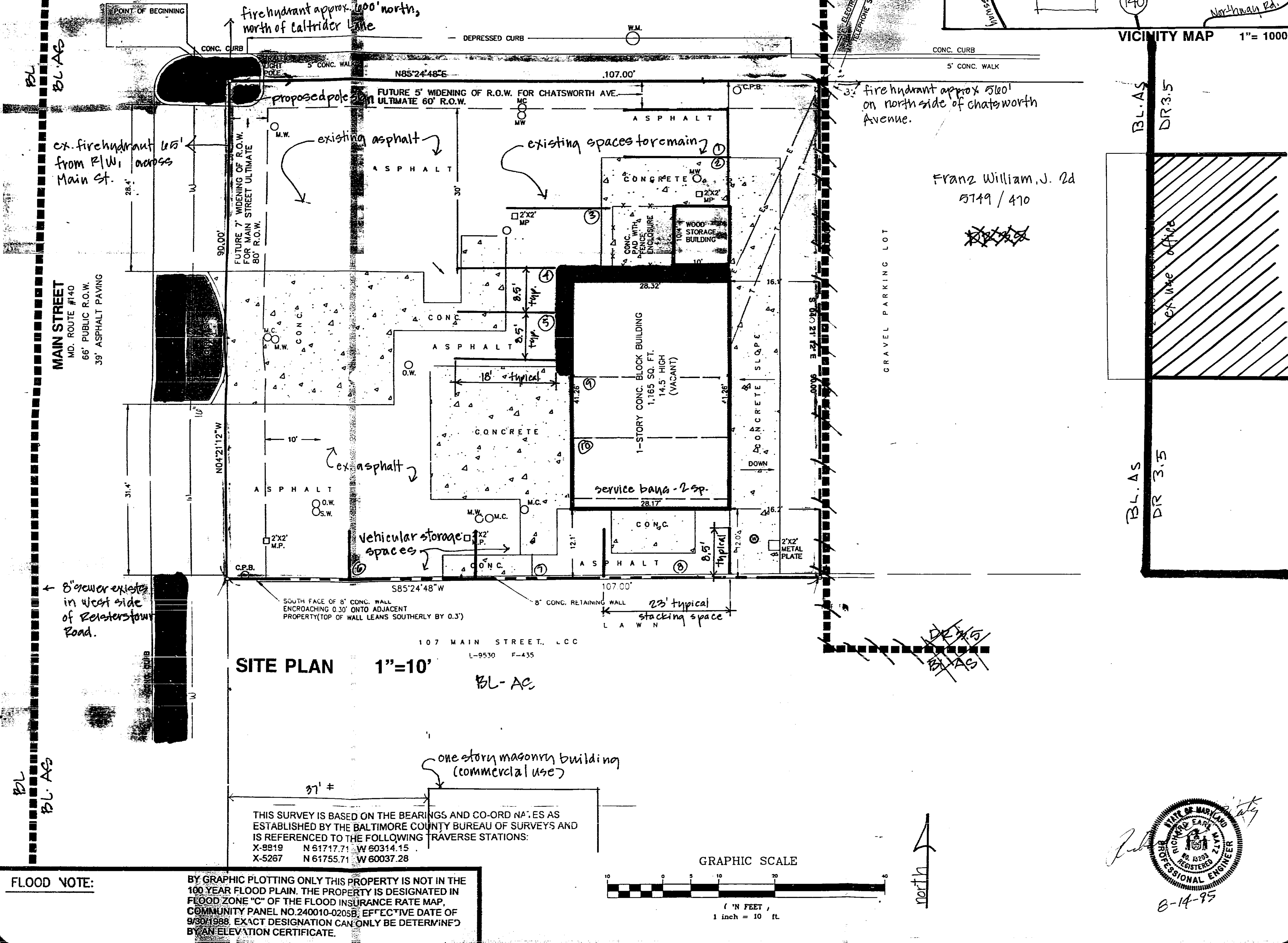
APPLICANT: Stuart Pollack
526 Main Street
Reisterstown, MD. 21136

DATE 8/4/95



LEGEND

- MC ○ METAL CAP
- MW ○ MONITORING WELL
- CPB ○ CONCRETE POLE BASE
- O.W. ○ OBSERVATION WELL
- M.P. ○ METAL PLATE
- S.W. ○ SITE WELL
- E.B. ○ ELECTRIC HAND BOX
- W.V. ○ WATER VALVE
- R.O.W. = RIGHT OF WAY
- CONC. = CONCRETE
- P.L. = PROPERTY LINE
- X-CUT = CROSS CUT MARK
- STEEL BAR SET
- PROPERTY CORNER
- CHAIN LINK FENCE



NOTES:

1. ZONING:
EXISTING - BL-AS
PROPOSED - BL-AS
2. LOT AREA:
NET - 9,630 S.F. OR 0.2211 ACRES
GROSS - 16,100 S.F. OR 0.37 ACRES
3. EXISTING USE: VACANT GAS STATION
4. PROPOSED USE: SERVICE GARAGE
5. BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	23.5'	62.5'
INTERIOR SIDE	0'	12'
REAR	0'	16.2'
- * BASED UPON FRONT YARD AVERAGING PROVISION (BCZR SECTION 303.2)
- NO NEW DEVELOPMENT, ADDITIONS, ALTERATIONS OR EXPANSION TO EXISTING BUILDING IS PROPOSED
6. BUILDING AREA: 1,165 S.F.
7. PARKING:
REQUIRED - 3.3 SP/1,000 S.F. = 3.84 = 4 SPACES
PROPOSED - 5 SPACES + 2 SERVICE BAYS = 7 (PLUS 3 VEHICULAR STORAGE SPACES)
8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
9. SPECIAL EXCEPTION: FOR A SERVICE GARAGE PER SECTION 230.13 BCZR
10. ELECTION DISTRICT: 4
11. COUNCILMANIC DISTRICT: 3
12. CENSUS TRACT: 404.01
13. WATERSHED: 32
14. SUBSEWERSHED: 67
15. DEED REFERENCE: L827, F403
16. PROPERTY ACCOUNT NO.: 04 05 077025
17. TAX MAP 48, GRID 11, PARCEL 187
18. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 3.0
PROPOSED - .07
19. HEIGHT OF BUILDING: 14.50 FEET
20. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS OR CRITICAL AREAS EXIST ON THE SITE.
21. AMENITY OPEN SPACE: NOT REQUIRED
22. OUTDOOR LIGHTING WILL BE CUT-OFF FIXTURES WHICH WILL NOT ILLUMINATE ADJACENT PROPERTIES
23. SIGNS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 413, BCZR
24. PREVIOUS COMMERCIAL PERMIT: NONE
25. ZONING HEARINGS: NONE
26. ZONING MAP NO.: NW16K
27. ALL OUTDOOR STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES WILL BE IN ACCORDANCE WITH BCZR 405 A (1) AND A (2)
28. OWNER'S NAME AND ADDRESS: ESSO STANDARD OIL CO.
P.O. BOX 53
HOUSTON, TEXAS 77001

DEVELOPER'S EXHIBIT NO. 2

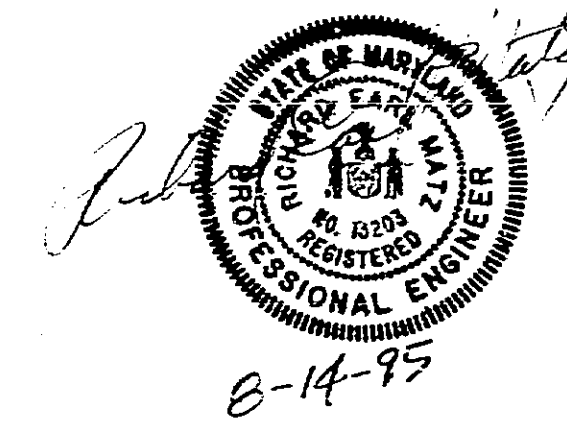
WILLIAM MONK, INC
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE 8-7
TOWSON, MARYLAND 21204
(410) 494-8931

MICROFILMED

PLAT TO ACCOMPANY SPECIAL EXCEPTION APPLICATION 101 MAIN STREET, BALTIMORE COUNTY, MD.

APPLICANT: Stuart Pollack
526 Main Street
Reisterstown, MD. 21136

DATE 8/4/95



8-14-95

IN RE: PETITION FOR SPECIAL EXCEPTION * AFFORD THE
SEC Main Street, (Rt 140) and * ZONING COMMISSIONER
Chatsworth Avenue *
101 Main St., aka Reisterstown Rd. * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District * Case No. 96-74-X
Legal Owner: Esso Standard Oil *
Contract Purchaser: Stuart Pollack *
Petitioner * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 101 Main Street (aka Reisterstown Road) in the Reisterstown section of Baltimore County. The Petition is filed by the Esso Standard Oil Company, property owner and Stuart Pollack, Contract Purchaser. Special Exception relief is requested pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR) to permit a service garage in a B.L.-A.S. zone. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 2, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Stuart Pollack, Contract Purchaser. Also present was William Monk, a Land Use Consultant, who assisted in the preparation of the site plan. There were no Protestants or other interested persons present. However, several relevant comments were received from the member agencies of the Zoning Plans Advisory Committee.

Testimony and evidence presented was that the subject site is approximately .2211 acres in area, zoned B.L.-A.S. This property is located at the southeast corner of the intersection of Main Street and Chatsworth Avenue in Reisterstown. The surrounding uses on the opposite corners of this intersection include a fraternal lodge, a volunteer fire department

and an All Time and Lube Service Garage. Other uses in the immediate vicinity include offices, retail businesses, and auto repair businesses.

The site is presently in a run-down condition and is vacant. As shown from the photographs submitted (Petitioner's Exhibits 3A through 3F), the property is improved with a one story concrete block building and a small wood shed attached thereto. The rest of the site is improved with a concrete/asphalt parking area which is in poor condition. Photographs of the site show same to be overgrown with weeds and not well kept.

Mr. Pollack proposes acquiring the site and utilizing same in conjunction with a business which he operates nearby. Specifically, he owns the Main Street Motors Used Car dealership in Reisterstown. He contemplates utilizing the existing one story concrete block building as a service garage. Automobiles acquired by him will be taken to the shop for repair prior to resale. He testified that approximately 100 used cars per month are sold at his dealership and the proposed site will be used to restore these vehicles and make necessary repairs. The work performed on site will be mechanical in nature and no body or fender work will be allowed. Moreover, there will be no painting of vehicles on the property.

As to the history of the property, same was utilized as a fuel service station for many years. However, the property has been vacant for approximately 10 years. The gasoline station site was shut down due to leaking underground fuel tanks. The site is presently the subject of remedial clean-up efforts by environmental regulatory agencies. The site shows equipment adjacent to the wooden shed and concrete building which is used to monitor and clean up the sub surface conditions. In this regard, Mr. Pollack indicated that he would not be installing new fuel tanks and would not sell fuel from the property.

- 2 -

The proposed use is permitted by special exception, pursuant to Section 230.13 of the BCZR. Special exceptions are permitted uses which are considered presumptively proper. See Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981). The Court of Special Appeals recently addressed special exception uses in Mossberg v. Montgomery County, Md. (No. 58), September Term, 1995. The Court's opinion discussed the standard to be applied in determining the propriety of a proposed special exception use. This test is not to consider the inherent adverse effects of the special exception use, per se, but rather whether the effects generate an impact above and beyond that which would be generally associated with the use within the zone. Moreover, special exceptions are part of the comprehensive zoning plan, thereby sharing a presumption that they are in the interest of the general welfare and, therefore, valid. People's Counsel v. Mangione, 85 Md. App. 738 (1991).

In applying this standard to the special exception at issue, it is clear that same should be granted. The proposed use presents a real opportunity for rehabilitation of this vacant property which is currently vacant and an eyesore. Moreover, the inherent effects associated with a service garage are no greater at this property than elsewhere within the zone. To the contrary, the site is surrounded by similar uses and enjoys immediate access from Reisterstown Road.

Although the request easily qualifies for special exception approval, the more difficult issue, in this case, relates to the Zoning Plans Advisory Committee (ZAC) comments. A number of agencies issued comments which suggest restrictions and limitations on the grant of any relief.

The State Highway Administration recommends closing one of the two presently available access points to the site from Reisterstown Road. Specifically, the State Highway suggests the closing of the northernmost

- 3 -

entrance onto Reisterstown Road and the construction of curb and gutter on that portion of the site adjacent to the road. Moreover, the southernmost entrance should be restored in view of its dilapidated condition.

In response to this comment, Mr. Monk indicated that public funding was available for these road improvements. He suggested that as part of the County and State's rehabilitation of older residential and commercial communities, public funds would be available. Subsequent communication between this Zoning Commissioner and the County's Office of Community Conservation brought about a qualified confirmation of this testimony. Apparently, the State does, indeed, plan to upgrade this section of Reisterstown Road (Md. Route 140). Public funds were, at one time, designated for this purpose. However, the harsh Winter of 1993-1994 resulted in the State deferring this project. Those funds were redirected and applied toward more pressing needs of road repair due to the significant ice damage to Maryland roads. Thus, although this project is "on the drawing board", whether the State actually funds the program and moves forward is questionable.

In addition to the State Highway Agency's concerns, the Development Plans Review Division suggests improvements to the access from Chatsworth Avenue. Moreover, that agency, as well as the Office of Planning and Zoning, also suggest compliance with the County's Landscape Manual and the installation of landscaping on site. Lastly, the Department of Environmental Protection (DEPRM) notes the ongoing remediation project as a result of the fuel tank leaks. DEPRM recommends approval with the stipulation that any development plans, alteration or constructed permits be reviewed by that office and the Maryland Department of Environmental Oil Control Program.

- 4 -

This is a difficult case. To strap the Petitioner with so many restrictions may well kill the project and result in the continued non-use and deterioration of an already dilapidated site. On the other hand, properties such as this site within a long established commercial corridor should be upgraded in a manner consistent with the County's efforts to restore old commercial areas.

Section 502.2 of the BCZR empowers the Zoning Commissioner to impose such reasonable conditions and restrictions on the grant of any special exception to protect the surrounding and neighboring properties. Utilization of the site as a service garage will generate traffic in an already highly traveled thoroughfare. After great deliberation, I will require the Petitioner to comply with the comments submitted by the State Highway Administration and Development Plans Review Division as they relate to vehicular access from Main Street (Md. Route 140). These access points must be improved and upgraded as required before the special exception use is utilized. In this regard, I will provide the Petitioner with a period of five years to utilize the special exception, pursuant to Section 502.3. If the Petitioner wishes to wait for the State improvements, Mr. Pollack can do so. However, if he wishes to move forward prior to the State improvements, then the improvements will be required (at his expense) for the special exception utilization. One way or the other, the access points will be upgraded before the special exception use is utilized. I will not require the Petitioner to improve the access to/from Chatsworth Avenue. Clearly, the main part of access to the site will be from Md. Route 140. In my judgment, these improvements are not necessary for this proposed use.

I will also adopt the DEPRM comment which, apparently, is acceptable to the Petitioner. This will ensure that remediation efforts will continue on this site.

- 5 -

Lastly, I will provide for some reasonable landscaping. The landscaping should be consistent with what is presently in place for adjoining properties or will be required in the future. The property will be used as a service garage and not a park. The Petitioner should not be held to any higher standard than the neighboring properties. A limited amount of landscaping is appropriate, given the rehabilitation of this community conservation area. Landscaping, only to the extent possible, is warranted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of November, 1995 that, pursuant to the Petition for Special Exception, approval to allow a service garage in a B.L.-A.S. zone, pursuant to Section 230.13 of the BCZR, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Site improvements to the access points from the property to Main Street (Md. Route 140) as described in the ZAC comments offered by the State Highway Administration dated September 14, 1995 shall be completed prior to the utilization of the special exception use. In connection therewith, the grant of this special exception approval shall be valid for a period of 5 years from the date hereto, pursuant to Section 502.3 of the BCZR.

3. The Petitioner shall comply with the ZAC comments submitted by DEPRM, dated September 14, 1995. Any development plans, alteration or construction permits shall be submitted for

- 6 -

review and approval to DEPRM and the MDE Oil Control Program.

4. The property shall be landscaped in accordance with the landscape manual to the extent possible, and consistent with landscaping on neighboring properties. If the Petitioner and the County's Landscape Architect cannot agree to an acceptable Landscape Plan, this Zoning Commissioner shall resolve this issue.

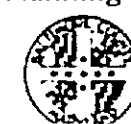
5. There shall be no painting or body/fender work performed on the property.

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 11/22/95
By Stuart Pollack

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 21, 1995

Mr. William Monk
William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: Petition for Special Exception
Case No. 96-74-X
Esso Standard Oil Co./Stuart Pollack, Petitioners

Dear Mr. Monk:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.
cc: Mr. Stuart Pollack
526 Main Street
Reisterstown, Maryland 21136



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 101 Main Street (aka Reisterstown Road)
which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a service garage in a BL-AS zone pursuant to Section 230.13.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Owner
Stuart Pollack

(Type or Print Name)

Signature

526 Main Street

Reisterstown MD 21136

City State Zip

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip

Phone No.

City State Zip

City State Zip

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(Note: do not sign this petition and do not, under the penalty of perjury, that I am the legal owner(s) of the property which is the subject of this petition.)

Legal Owner(s)

Esso Standard Oil Company

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Loc. 1027, P.O. Box 53

Address

Houston TX 77001

City State Zip

Phone No.

William Monk, Inc.

Legal Owner(s)

222 Bosley Ave., Ste B-7, Towson, MD

Address

410-494-8931

City State Zip

Phone No.

City State Zip

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ZONING DESCRIPTION 96-74-X

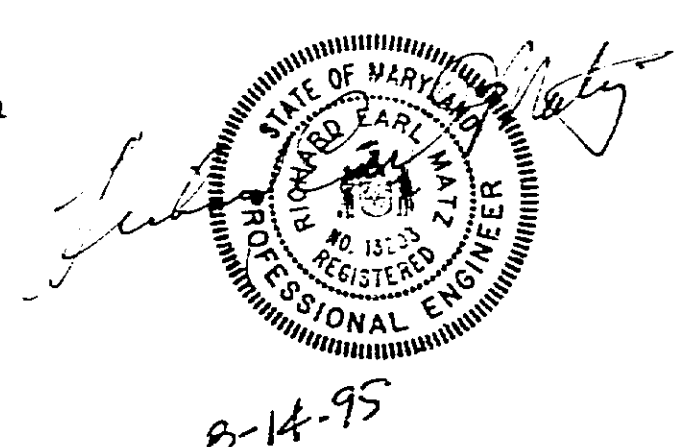
101 MAIN STREET

SOUTHEAST SIDE OF MAIN STREET AND CHATSWORTH AVENUE.
4TH DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CHATSWORTH AVENUE, 50 FEET WIDE, AND THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (MARYLAND ROUTE 140) 66 FEET WIDE; THENCE BINDING ALONG SAID SOUTH SIDE OF CHATSWORTH AVENUE NORTH 85 DEGREES 24 MINUTES 48 SECONDS EAST 107.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTH 04 DEGREES 21 MINUTES 12 SECONDS EAST 90.00 FEET; THEN SOUTH 85 DEGREES 24 MINUTES 48 SECONDS WEST 107.00 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE BINDING ON SAID RIGHT-OF-WAY LINE NORTH 04 DEGREES 21 MINUTES 12 SECONDS WEST 90.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.221 ACRES OF LAND, MORE OR LESS.

J:\COLBERT\DESCR\WONK.WPF, P.1



8-14-95

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 96-74-X

Towson, Maryland

District: 101 Main Street Date of Posting: 9/2/95

Posted for: Special Exception

Petitioner: Stuart Pollack

Location of property: 101 Main St.

Location of Sign: 101 Main St. (on property) (on road)

Remarks:

Posted by: [Signature] Date of return: 9/2/95

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 3 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,

A. Henrichs

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case 96-74-X (Item 71)

101 Main Street, aka Reisterstown Road

SEC. 140 (Route 140) and Chatsworth Avenue

4th Election District - 3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

Hearing: TUESDAY, OCTOBER 10, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Exception for a service garage.

Special Exception for a service garage.

Special Exception for a service garage.

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JLP:EGS:sp

ESSO/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

ITEM #71

DATE: 9/14/95 ACCOUNT: 001-6130

AMOUNT: \$ 335.00 (WCR)

RECEIVED FROM: Main Street Retail Corp.

FOR: \$050 - SpX + \$050 - Sign

Esso Standard Oil Company

101 Main Street

Towson, Maryland 21204

DATE OF RECEIPT: 9/14/95

VALIDATION OR SIGNATURE OF CASHIER

DATE: 9/14/95

DATE: 9/14/95

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
FROM: Pat Keller, Director, OP
SUBJECT: 101 Main Street

DATE: September 18, 1995

INFORMATION:
Item Number: 71
Petitioner: Esso Standard Oil Company
Property Size: _____
Zoning: BL-AS
Requested Action: Special Exception
Hearing Date: 1 / 1

SUMMARY OF RECOMMENDATIONS:
Based upon a review of the information provided, staff supports the applicant's request conditioned upon the following:
1) The applicant should contact Carol Carpenter of the Office of Community Conservation in order to become familiar with the State Highway Administration and Baltimore County Government's Joint effort to provide enhanced landscaping along Reisterstown Road.
2) Prior to the issuance of building permits, a final landscape and streetscape plan for the site should be submitted to the Office of Planning and Office of Community Conservation for review and approval to ensure consistency with the overall streetscape effort along Main Street. The Office of Planning will coordinate this effort with the Baltimore County Landscape Planner.

Prepared by: J. Mary W. Long
Division Chief: Carol L. Keller
PK/JL



David L. Winstead
Secretary
Hal Kassoff
Administrator

September 14, 1995

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building
Room 119
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Baltimore County
MD 140
101 Main Street
South east corner of MD 140
and Chatsworth Avenue
intersection
Special Exception
Item #071 (WCR)
Mile Post 9.73

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

The proposed dedication (40' from center of existing roadway) along the property frontage on MD 140 is acceptable to the State Highway Administration (SHA).

A field inspection of the property reveals there are two existing depressed curb entrances onto MD 140. The existing entrances and curbing along the property frontage on MD 140 are in a deteriorated condition.

Since we have concerns relative to traffic operations (i.e., vehicle stacking and vehicle turning movements) both into the site and onto MD 140 just south of the signalized intersection of MD 140/Chatsworth Avenue, and since there is an existing access from the property onto Chatsworth Avenue, we will require the developer to reconstruct the property frontage along MD 140 as a condition of plan approval to include the following:

- Close the northernmost entrance onto MD 140.
- Construct SHA Type "A" curb and gutter along the property frontage on MD 140 from the north side of the southernmost entrance onto MD 140 to the P.C. of the intersection radius on Chatsworth Avenue.
- Mill and re-surface the southernmost entrance onto MD 140 using 1 1/2" of SHA approved bituminous concrete surface course.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Joyce Watson
Page Two
September 14, 1995

The closing of the northernmost entrance onto MD 140 is being required in an effort to keep access to this site as far away from the intersection as possible.

In addition, since this property is located within 500' of a signalized intersection, we have forwarded a copy of the plan to our Traffic Section in order to determine what impact, if any, the required entrance reconstruction may have to the existing traffic signal system on MD 140.

Entrance reconstruction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

Ms. Joyce Watson
Page Three
September 14, 1995

The surety for entrance reconstruction must be received by this office prior to our approving any building permits for this development.

We have no objection to approval of the Special exception request, subject to our aforementioned right-of-way and entrance improvement comments.

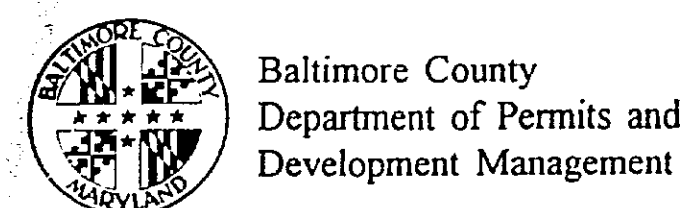
Should you have any questions, or require additional information, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

cc: Mr. Randy Brown w/att.
Mr. William Monk
Mr. Darrell Wiles



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

William Monk
William Monk, Inc.
Suite B-7
222 Bosley Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)
101 Main Street
4th Election District

Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Mr. Pollack has not signed the petition form as authorized representative of Esso.
2. Three copies of the description are required; only two were submitted.
3. The 16.1-foot setback for both structures is required to be 20 feet per Section 232.3.B. A variance is required to allow this deficiency in light of the special exception.
4. Space #1 is within 10 ft. of the street right-of-way. Since this is an excess space, it should not be counted or shown as supporting the parking or a zoning variance from Section 409.8 would be required.

If you need further information or have any questions, please do not hesitate to contact me at 867-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soyman Ink on Recycled Paper

EXXON COMPANY, U.S.A.
POST OFFICE BOX 1404 • DALLAS, TEXAS 75201

601 Jefferson, Room 3515
Houston, Texas 77002
Tel (713) 866-7356 Fax (713) 866-1234
Marketing Department Technical Services
Jerry A. Hicks, Property Sales Coordinator

August 4, 1995

Re: SP#2-1027
101 Reisterstown Road (AKA Main Street)
Reisterstown, MD

Zoning Commissioner
County of Baltimore
Zoning Administration & Development Management

Dear Sirs:

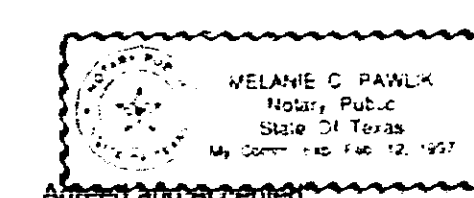
This letter executed hereunder by the owner of the above referenced property, grants immediate authority to Stuart Pollack, and its respective agents, to file for platting, rezoning, or special use permits including variances which may be required to provide for the intended use of said property known as approximately 9,630 square feet tract at 101 Main Street, Reisterstown, MD. Provided, however, if Stuart Pollack does not close the sale of the property, Stuart Pollack at his sole cost and expense shall replat and rezone the property to the same platting and zoning in effect on date hereof. Stuart Pollack agrees to indemnify Exxon Corporation for any damages resulting from Stuart Pollack's failure to rezone or replat as required by this letter.

Yours very truly,

J. A. Hicks
J. A. Hicks
Property Sales Coordinator

STATE OF TEXAS \$
COUNTY OF HARRIS \$

Sworn to and subscribed before me this 8 day of August 1995
by J. A. Hicks



Agreed and accepted:

Date: _____

21027MD ZON
A 12394 EXXON CORPORATION

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

September 5, 1995

Mr. John L. Lewis
Planner II
ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Preliminary petition review, Item # 71 - 101 Main Street, Baltimore County, MD

Dear John:

I am in receipt of your letter dated August 29, 1995 regarding your client's application which I filed on his behalf. I wanted to thank you for your thorough review of the application and plan and would like to comment regarding the four items noted in your letter:

1. I submitted along with the application a notarized letter from an Exxon representative dated August 4, 1995, which granted Stuart Pollack the authority to file plat and proceed with the rezoning as so noted. Prior to filing the application I spoke with both the Zoning Commissioner and the Deputy Zoning Commissioner regarding this issue and the fact that the application forms were not signed by an Exxon representative. Both individuals indicated that it was their policy to bear cases absent a signature on the application form. Additionally, when Mitch Kallum took the application in he called me regarding this issue. I clarified it with him to his satisfaction and he indicated to me that he would simply place a note in the file to that effect.
2. Enclosed please find one additional copy of the zoning description. I apologize. There was an oversight that only two were submitted.
3. The small shed structure as noted on the plan is a temporary structure for purposes of environmental remediation. This is not a storage shed. This structure will be removed from the site upon completion of the remediation activities. We will clarify this at the time of the hearing and indicate on the plan if necessary, that this is a temporary structure to be removed once the remediation work is completed. Based upon previous similar cases of which I have been involved I do not believe that a variance is needed for this structure.
4. Space # 1 as noted on the plan is an existing parking space and in light of the fact that no changes are being made to the plan in that regard I did not believe a variance was required. However if you still have a problem with it, we will make a note on the plan at the time of the hearing that this is an excess parking space so as to avoid the need for an additional variance.

Hopefully this additional information will clarify these points and does not require a revised petition in order that we proceed to the hearing.

Cordially,

William P. Monk
William P. Monk
Enclosure

ITEM 71
COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-434-6831
FAX 410-434-9903

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS, SUITE B-7
222 BOSLEY AVENUE, TOWSON, MD 21204

LETTER OF TRANSMITTAL

DATE 9/16/95	OUR JOB NO. 71
FILE NO.	YOUR JOB NO.
ATTENTION	
101 MAIN STREET	
AKA REISTERSTOWN ROAD	
SPECIAL EXCEPTION APP.	

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
3		APPLICATION TERMS	
1		OUTSTANDING LETTER	
12		PLANS	
1		20' ZONING MAP	
1		ZONING DESCRIPTION	
1		APPLICATION FEE	

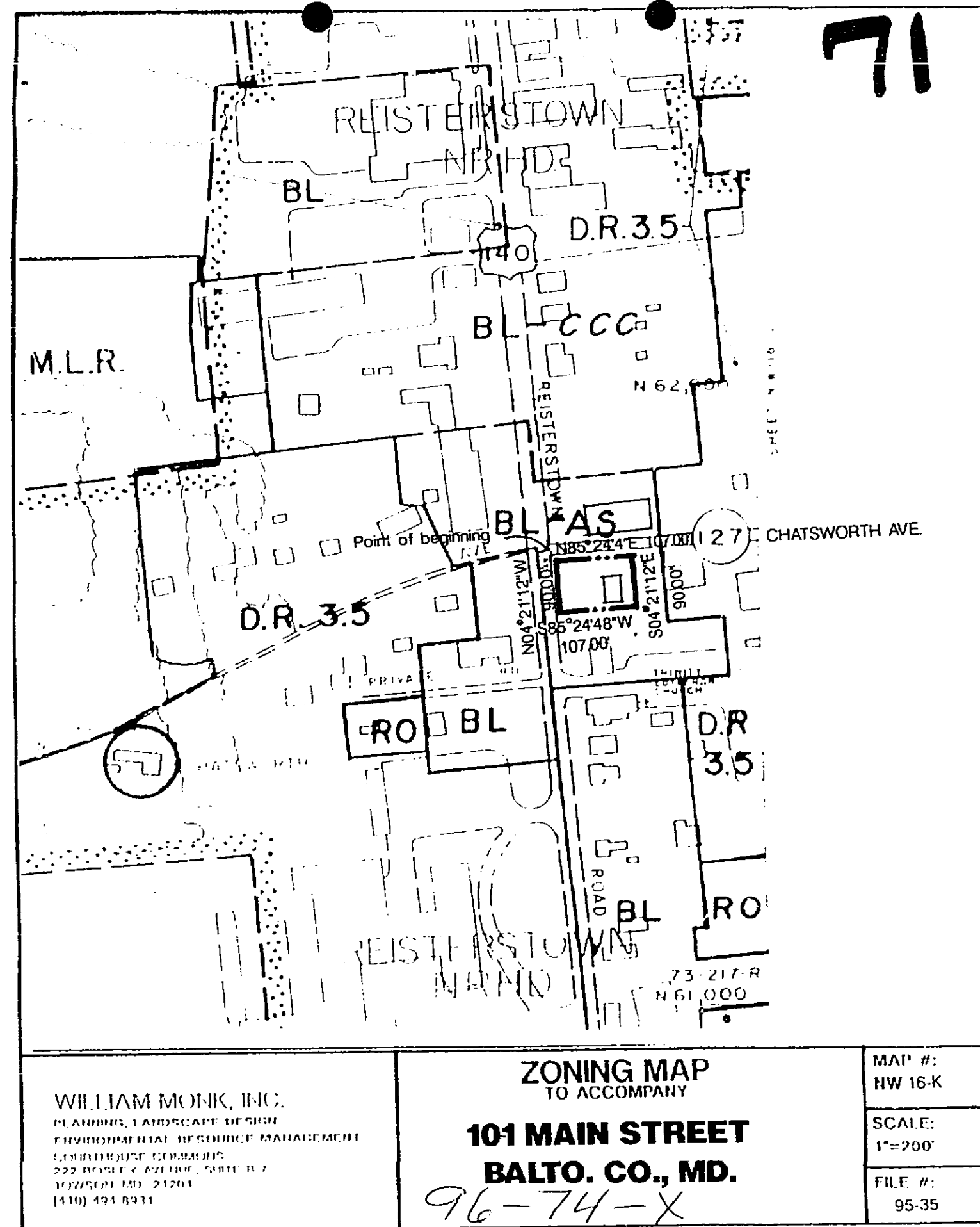
THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ As requested ☐ Submit _____ copies for distribution
☐ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☒ For review and comment ☐
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: _____

SIGNED: William P. Monk
If enclosures are not as noted, kindly notify us at _____



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
WILL MONK
222 BOSLEY AVE
SUITE C-6
TOWSON, MD 21204

ADDRESS
222 BOSLEY AVE
SUITE C-6
TOWSON, MD 21204

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



101 MAIN STREET (AKA REISTERSTOWN ROAD)



Ref 3A

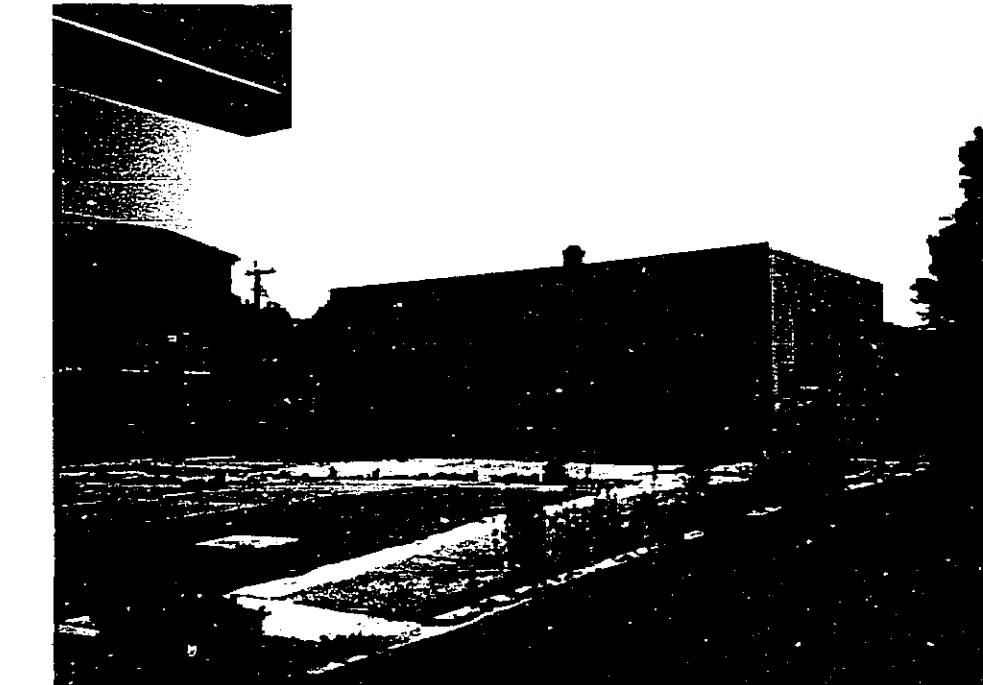
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



EXISTING SITE CONDITIONS
101 MAIN STREET



COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE



PROPERTY TO SOUTH - RETAIL USE



NORTHEAST CORNER, MAIN STREET @ CHATSWORTH - OFFICE USE

Ref 3C

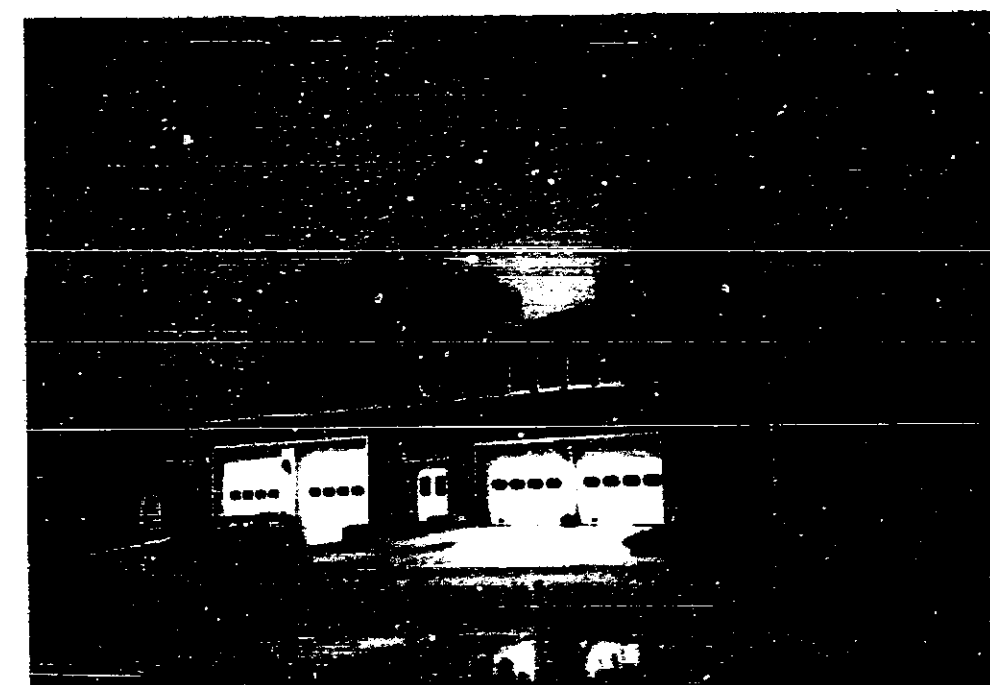
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE



NORTHWEST CORNER, MAIN STREET @ CHATSWORTH - SERVICE GARAGE



SOUTHWEST CORNER, MAIN STREET @ CHATSWORTH -

Ref 3D

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



Ref 3E

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE
PARKING LOT AND OFFICE BUILDING TO EAST OF SUBJECT PROPERTY



Ref 3F

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

MAIN STREET (AKA REISTERSTOWN ROAD)



VIEW LOOKING NORTH



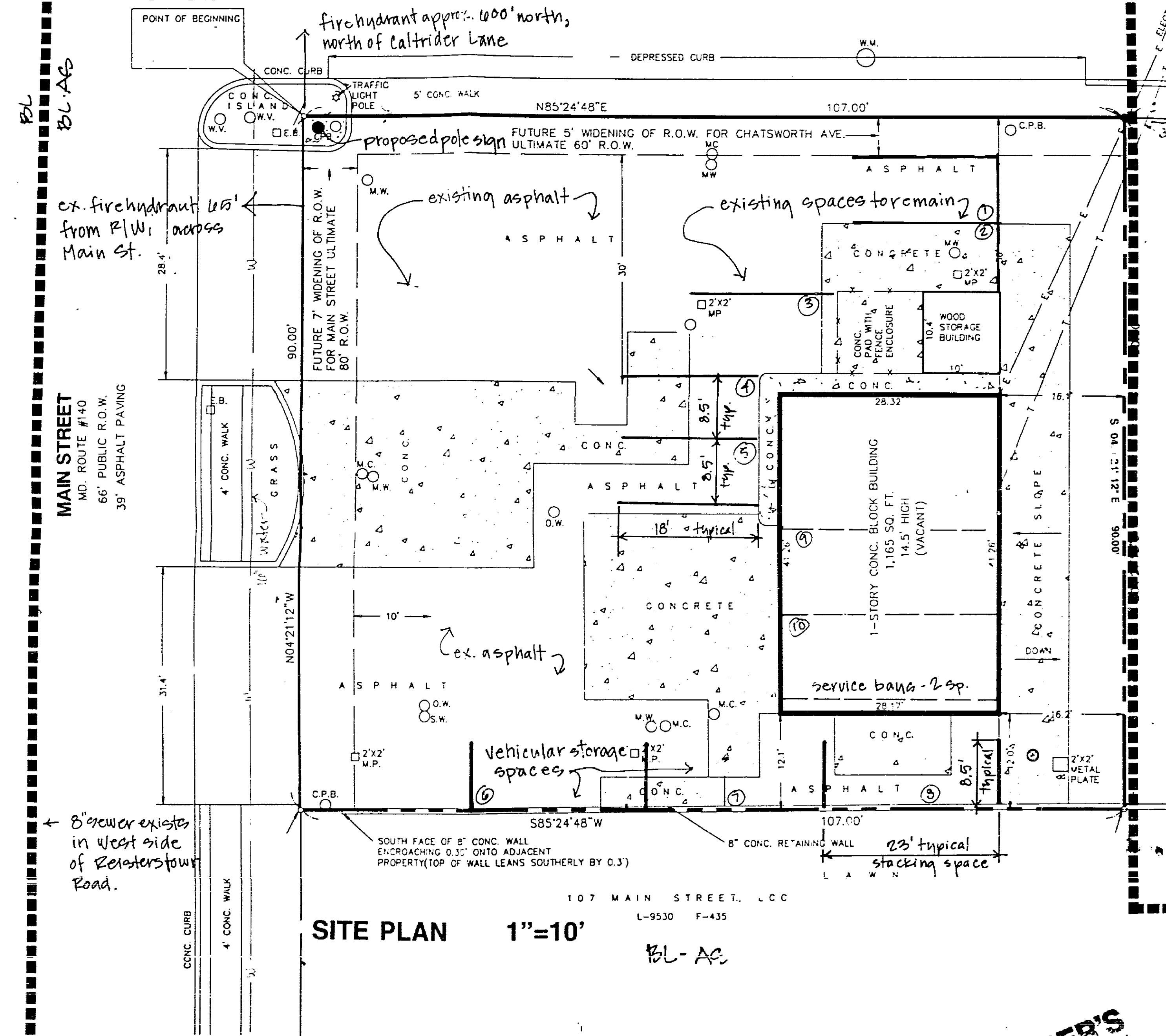
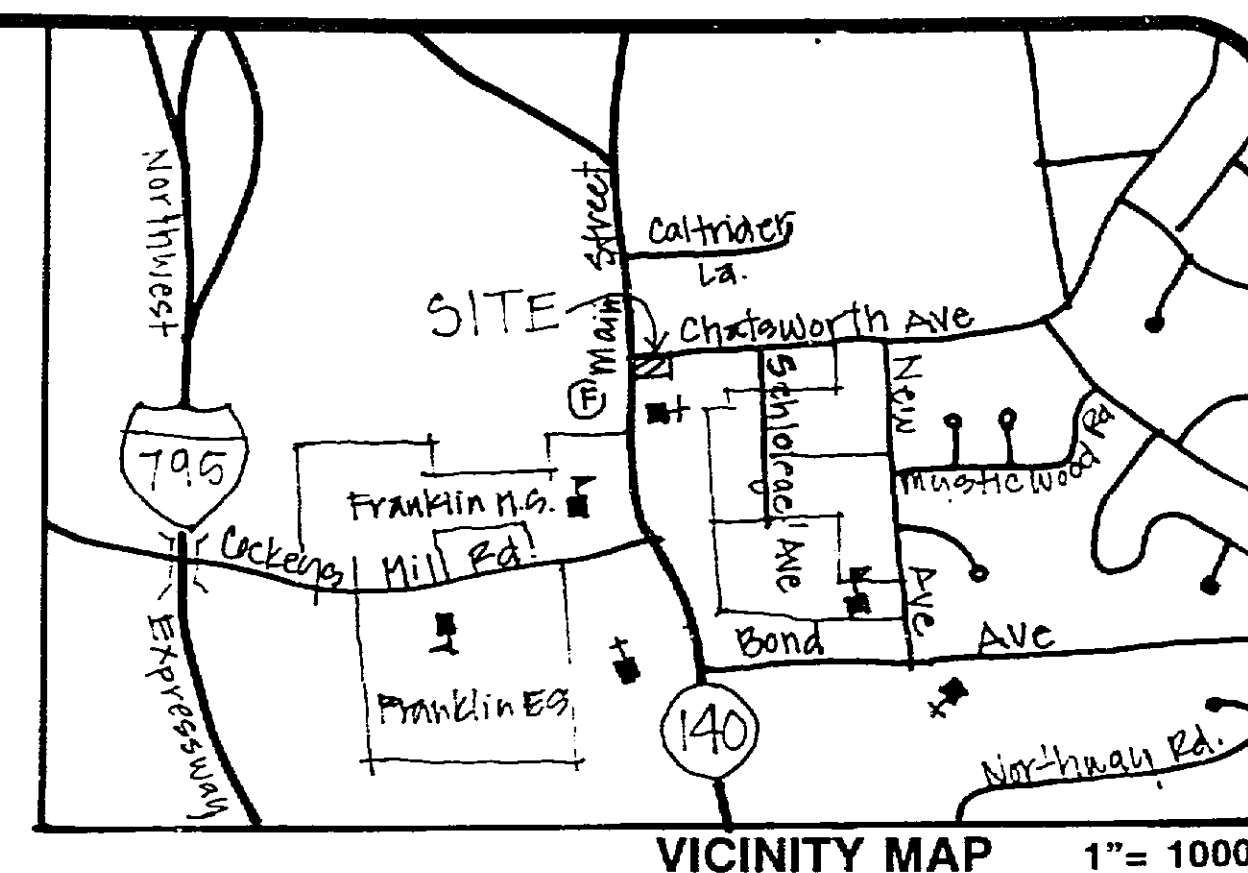
VIEW LOOKING SOUTH

LEGEND

- MC ○ METAL CAP
- WW ○ MONITORING WELL
- CPB ○ CONCRETE POLE BASE
- O.W. ○ OBSERVATION WELL
- M.P. □ METAL PLATE
- S.W. ○ SITE WELL
- E.B. □ ELECTRIC HAND BOX
- W.V. ○ WATER VALVE
- R.O.W. = RIGHT OF WAY
- CONC. = CONCRETE
- P.L. = PROPERTY LINE
- X-CUT = CROSS CUT MARK
- STEEL BAR SET
- PROPERTY CORNER
- CHAIN LINK FENCE

CHATSORTH AVENUE

53' PUBLIC R.O.W. - 34' ASPHALT PAVING



Franz William, J. 2d
5749 / 470

DR 3.5

2-STORY MASONRY BUILDING
ex. use: office

SITE PLAN 1"=10'

107 MAIN STREET, L.C.C.
L-9530 F-435

BL-AS

DEVELOPER'S
EXHIBIT NO. 1

GRAPHIC SCALE

1 inch = 10 ft

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY IS DESIGNATED IN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 240010-0205B, EFFECTIVE DATE OF 9/30/1988. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

NOTES:

1. ZONING:
EXISTING - BL-AS
PROPOSED - BL-AS
2. LOT AREA:
NET - 9,630 S.F. OR 0.2211 ACRES
GROSS - 16,100 S.F. OR 0.37 ACRES
3. EXISTING USE - VACANT GAS STATION
4. PROPOSED USE - SERVICE GARAGE
5. BUILDING SETBACKS:
FRONT - 23.5' * REQUIRED 62.5'
INTERIOR SIDE - 0' * 12'
REAR - 0' * 16.2'
- * BASED UPON FRONT YARD AVERAGING PROVISION (BCZR SECTION 303.2)
- NO NEW DEVELOPMENT, ADDITIONS, ALTERATIONS OR EXPANSION TO EXISTING BUILDING IS PROPOSED
6. BUILDING AREA - 1,165 S.F.
7. PARKING:
REQUIRED - 3.3 SP/1,000 S.F. = 3.84 * 4 SPACES
PROPOSED - 5 SPACES * 2 SERVICE BAYS * 7 (PLUS 1 VEHICULAR STORAGE SPACES)
8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
9. SPECIAL EXCEPTION - FOR A SERVICE GARAGE PER SECTION 230.13 BCZR
10. ELECTION DISTRICT - 4
11. COUNCILMANIC DISTRICT - 3
12. CENSUS TRACT - 4044.01
13. WATERSHED - 32
14. SUBSEWERSHED - 67
15. DEED REFERENCE - L827, F403
16. PROPERTY ACCOUNT NO. - 04 05 070125
17. TAX MAP 48, GRID 11, PARCEL 187
18. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 3.0
PROPOSED - .07
19. HEIGHT OF BUILDING - 14.50 FEET
20. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS OR CRITICAL AREAS EXIST ON THE SITE.
21. AMENITY OPEN SPACE - NOT REQUIRED
22. OUTDOOR LIGHTING WILL BE CUT-OFF FIXTURES WHICH WILL NOT ILLUMINATE ADJACENT PROPERTIES
23. SIGNS - ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 413, BCZR
24. PREVIOUS COMMERCIAL PERMIT - NONE
25. ZONING HEARINGS - NONE
26. ZONING MAP NO. - NW16K
27. ALL OUTDOOR STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES WILL BE IN ACCORDANCE WITH BCZR 405 A (1) AND A (2)
28. OWNER'S NAME AND ADDRESS - ESSO STANDARD OIL CO
P.O. BOX 53
HOUSTON, TEXAS 77001

96-74-X

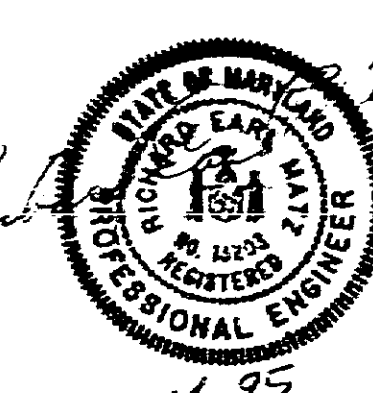
71

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOWLEY AVENUE, SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-8931

PLAT TO ACCOMPANY SPECIAL
EXCEPTION APPLICATION
101 MAIN STREET, BALTIMORE COUNTY, MD.

APPLICANT: Stuart Pollack
526 Main Street
Reisterstown, MD. 21136

DATE 8/4/95

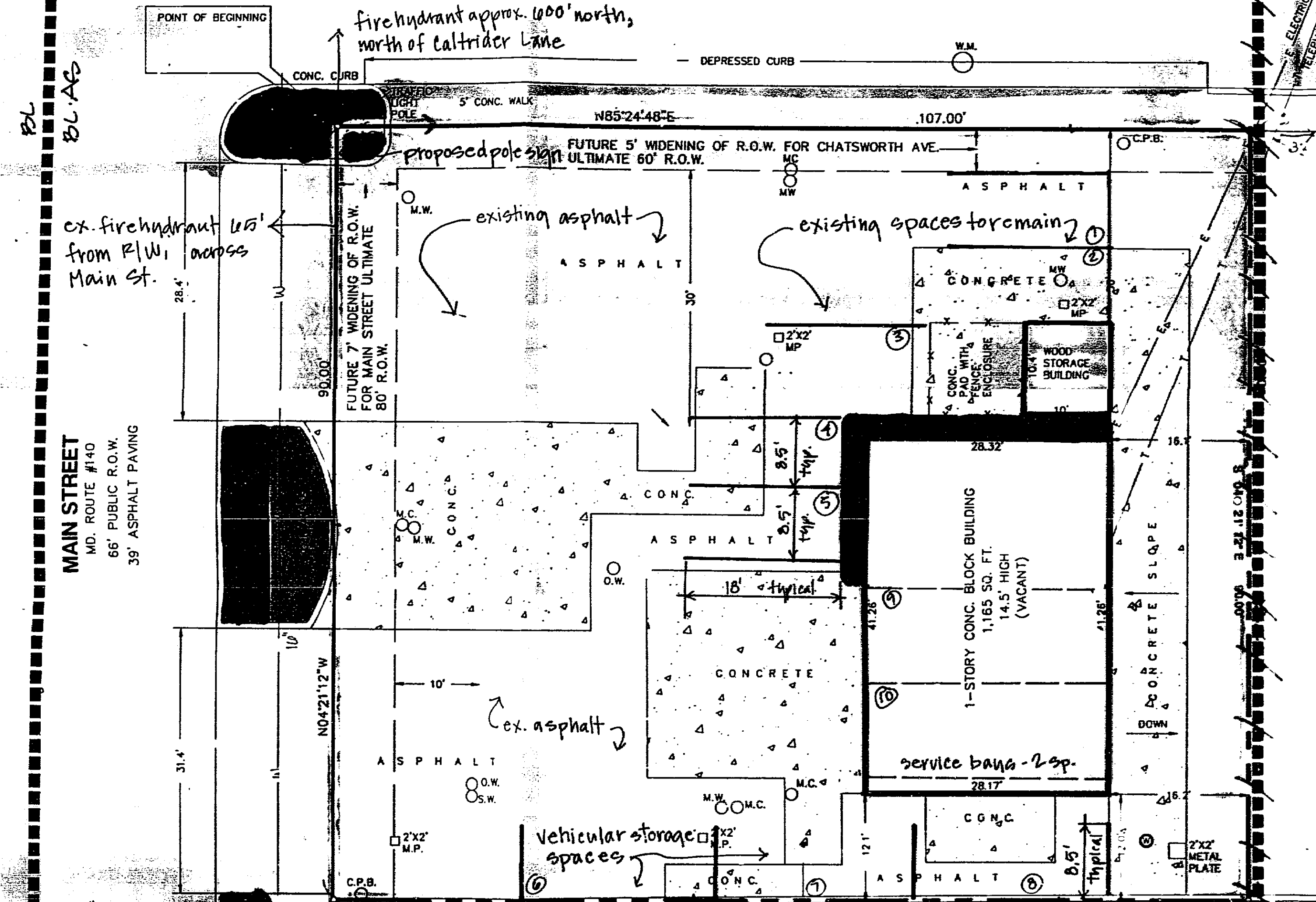


LEGEND

- MC ○ METAL CAP
- MW ○ MONITORING WELL
- CPB ○ CONCRETE POLE BASE
- O.W. ○ OBSERVATION WELL
- M.P. ○ METAL PLATE
- S.W. ○ SITE WELL
- E.B. ○ ELECTRIC HAND BOX
- W.V. ○ WATER VALVE
- R.O.W. = RIGHT OF WAY
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- X-CUT = CROSS CUT MARK
- STEEL BAR SET
- PROPERTY CORNER
- CHAIN LINK FENCE

CHATS WORTH AVENUE

50' PUBLIC R.O.W. - 34' ASPHALT PAVING



SITE PLAN 1"=10'

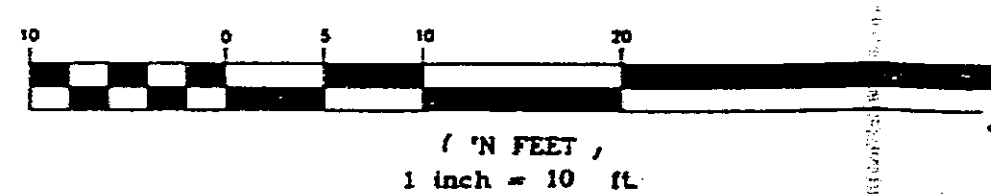
BL-AC

THIS SURVEY IS BASED ON THE BEARINGS AND CO-ORD. N. AS ESTABLISHED BY THE BALTIMORE COUNTY BUREAU OF SURVEYS AND IS REFERENCED TO THE FOLLOWING TRAVERSE STATIONS:
X-8819 N 81°17'17" W 60314.15
X-5287 N 61°55'57" W 60037.28

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY IS DESIGNATED IN FLOOD ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240010-0205B, EFFECTIVE DATE OF 9/30/1988. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

GRAPHIC SCALE



North

Franz William J. 2d
5749 / 470

~~XXXX~~

~~XXXX~~

~~XXXX~~

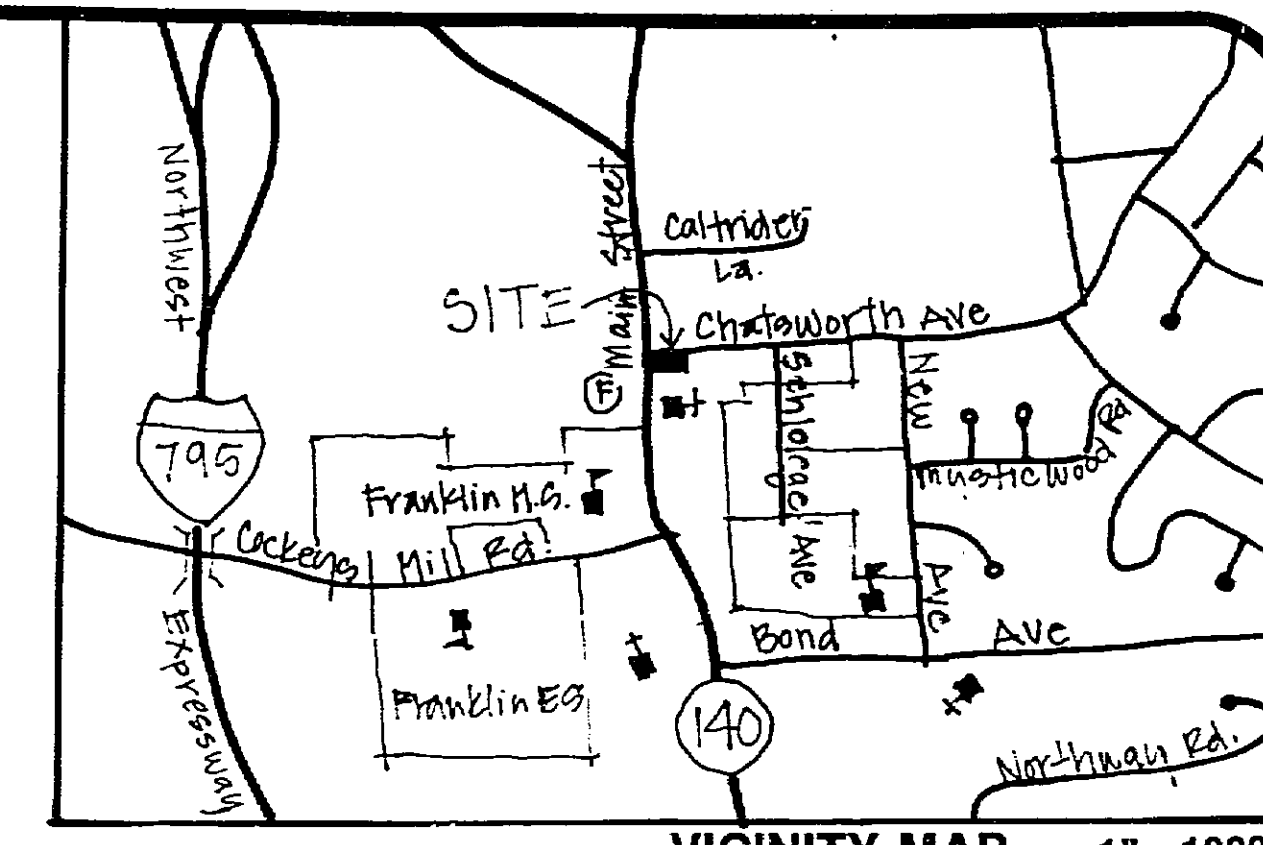
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VICINITY MAP 1"= 1000'

NOTES:

1. ZONING:
EXISTING - BL-AS
PROPOSED - BL-AS
2. LOT AREA:
NET - 9,630 S.F. OR 0.2211 ACRES
GROSS - 16,100 S.F. OR 0.37 ACRES
3. EXISTING USE - VACANT GAS STATION
4. PROPOSED USE - SERVICE GARAGE
5. BUILDING SETBACKS:
FRONT - 23.5' * 62.5'
INTERIOR SIDE - 0' 12'
REAR - 0' 16.2'
- * BASED UPON FRONT YARD AVERAGING PROVISION (BCZR SECTION 303.2)
- NO NEW DEVELOPMENT, ADDITIONS, ALTERATIONS OR EXPANSION TO EXISTING BUILDING IS PROPOSED
6. BUILDING AREA: 1,165 S.F.
7. PARKING:
REQUIRED - 3.3 SP/1,000 S.F. = 3.84 = 4 SPACES
PROPOSED - 5 SPACES + 2 SERVICE BAYS = 7 (PLUS 3 VEHICULAR STORAGE SPACES)
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10. ELECTION DISTRICT: 4
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12. CENSUS TRACT: 4044.01
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14. SUBSEWERSHED: 67
15. DEED REFERENCE: L827, F403
16. PROPERTY ACCOUNT NO.: 04.05 077025
17. TAX MAP 48, GRID 11, PARCEL 187
18. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 3.0
PROPOSED - .07
19. HEIGHT OF BUILDING: 14.50 FEET
20. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS MATERIALS OR CRITICAL AREAS EXIST ON THE SITE.
21. AMENITY OPEN SPACE: NOT REQUIRED
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24. PREVIOUS COMMERCIAL PERMIT: NONE
25. ZONING HEARINGS: NONE
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27. ALL OUTDOOR STORAGE OF DAMAGED OR DISABLED MOTOR VEHICLES WILL BE IN ACCORDANCE WITH BCZR 405 A (1) AND A (2)
28. OWNER'S NAME AND ADDRESS: ESSO STANDARD OIL CO
P.O. BOX 53
HOUSTON, TEXAS 77001

DEVELOPER'S EXHIBIT NO. 2

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-9521

PLAT TO ACCOMPANY SPECIAL EXCEPTION APPLICATION 101 MAIN STREET, BALTIMORE COUNTY, MD.

APPLICANT: Stuart Pollock
526 Main Street
Reisterstown, MD. 21136

DATE 8/4/95



6-14-95



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 101 Main Street (aka Reisterstown Road)
which is presently zoned BL-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a service garage in a BL-AS zone pursuant to Section 230.13

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to, and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Owner

Stuart Pollack

(Type or Print Name)

Signature

526 Main Street

Reisterstown MD 21136

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s)

Esso Standard Oil Company

(Type or Print Name)

Signature

(Type or Print Name)

Loc. 1027, P.O. Box 53

Address Phone No.

Houston TX 77001

Name, Address and phone number of legal owner, contact purchaser or representative to be contacted.

William Monk, Inc.

Name

222 Bosley Ave., Ste B-7, Towson, MD

Address 410-494-8931

City State Zipcode

ESTIMATED LENGTH OF HEARING

the following date unavailable for Hearing

ALL OTHER DATE

REVIEWED BY: DATE

DROP-OFF
No REVIEW
8-16-95
WCR

MICROFILMED

ZONING DESCRIPTION

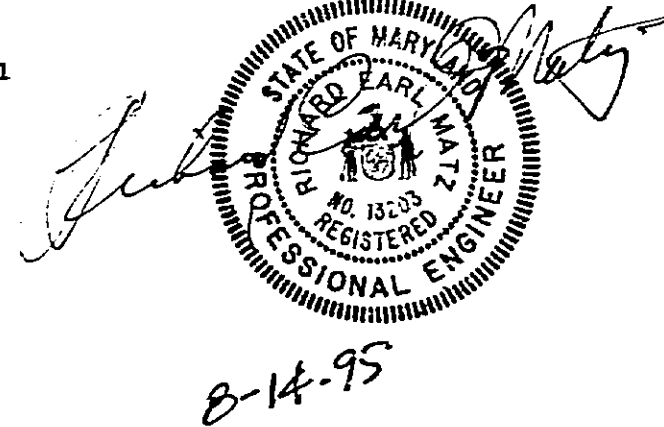
101 MAIN STREET

SOUTHEAST SIDE OF MAIN STREET AND CHATSWORTH AVENUE.
4TH DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF CHATSWORTH AVENUE, 50 FEET WIDE, AND THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (MARYLAND ROUTE 140) 66 FEET WIDE; THENCE BINDING ALONG SAID SOUTH SIDE OF CHATSWORTH AVENUE NORTH 85 DEGREES 24 MINUTES 48 SECONDS EAST 107.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING SOUTH 04 DEGREES 21 MINUTES 12 SECONDS EAST 90.00 FEET; THEN SOUTH 85 DEGREES 24 MINUTES 48 SECONDS WEST 107.00 FEET TO THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE BINDING ON SAID RIGHT-OF-WAY LINE NORTH 04 DEGREES 21 MINUTES 12 SECONDS WEST 90.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 0.221 ACRES OF LAND, MORE OR LESS.

J:\COLBERT\DESCR\MONK.WPF, P.1



8-14-95

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 17th

Date of Posting: 9/21/95

Posted for:

Special Exception

Petitioner:

Stuart Pollack

Location of property:

101 Main St.

Location of Sign:

Along road along property being posted

Remarks:

Number of Signs:

1

Date of return: 9/29/95

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 2 successive weeks, the first publication appearing on 9/14, 1995.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case: 96-74-X (Item 71)

101 Main Street, aka Reisterstown Road

SEC Main Street (Route 140) and Chatsworth Avenue

4th Election District - 3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

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4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

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4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

TO: FUTURE PUBLISHING COMPANY

September 14, 1995 Issue - Jeffersonian

Please forward billing to:

William Monk, Inc.

222 Bosley Avenue #B-7

Towson, MD 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-74-X (Item 71)

101 Main Street, aka Reisterstown Road

SEC Main Street (Route 140) and Chatsworth Avenue

4th Election District - 3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

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Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 7, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-74-X (Item 71)

101 Main Street, aka Reisterstown Road

SEC Main Street (Route 140) and Chatsworth Avenue

4th Election District - 3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

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3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

4th Election District

3rd Councilmanic

Legal Owner: Esso Standard Oil Company

Contract Purchaser: Stuart Pollack

Special Exception for a service garage.

Bel Jahn

Arnold Jablon

Director

cc: Esso Standard Oil Company

Stuart Pollack

William Monk, Inc.

NOTES: (1) ZONING STEW & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.

(2) HEARINGS ARE PUBLICIZED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 14, 1995

FROM: J. Lawrence Pilon, JLP
Development Coordinator, DEPRM

SUBJECT: Zoning Item #71 - Esso Standard Oil Company
101 Main Street
Zoning Advisory Committee Meeting of August 28, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Waste Management

This facility at 101 Main Street has an ongoing remediation project on site. Contact with MDE Oil Control Program supervisor, Mr. Tom Walter, indicates that they have no problem allowing the zoning variance. However, they want to review any construction plans and permits for the site since the facility has a remediation project on site with which they have had problems. Recommend approval with the stipulation that any development plans, alteration or construction permits be reviewed by this office and MDE Oil Control Program.

JLP:EGS:sp

ESSO/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
DATE: September 18, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 101 Main Street

INFORMATION:

Item Number: 71

Petitioner: Esso Standard Oil Company

Property Size:

Zoning: BL-AS

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff supports the applicant's request conditioned upon the following:

- 1) The applicant should contact Carol Carpenter of the Office of Community Conservation in order to become familiar with the State Highway Administration and Baltimore County Government's Joint effort to provide enhanced landscaping along Reisterstown Road.
- 2) Prior to the issuance of building permits, a final landscape and streetscape plan for the site should be submitted to the Office of Planning and Office of Community Conservation for review and approval to ensure consistency with the overall streetscape effort along Main Street. The Office of Planning will coordinate this effort with the Baltimore County Landscape Planner.

Prepared by: *Jeffrey W. Lutz*

Division Chief: *Gregory L. Keller*

PK/JL

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

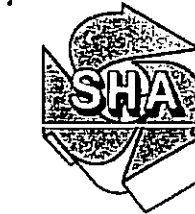
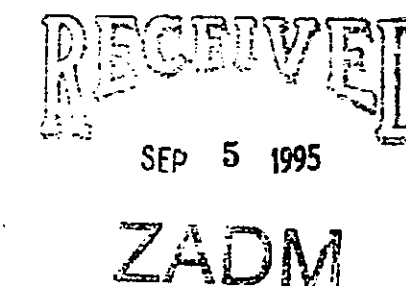
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66,67,68,69,70,71,73, 74,75,77,79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

September 14, 1995

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Baltimore County
MD 140
101 Main Street
South east corner of MD 140
and Chatsworth Avenue
intersection
Special Exception
Item #071(WCR)
Mile Post 9.73

Dear Ms. Watson:

This letter is in response to your request for our review of the plan for the referenced item.

The proposed dedication (40' from center of existing roadway) along the property frontage on MD 140 is acceptable to the State Highway Administration (SHA).

A field inspection of the property reveals there are two existing depressed curb entrances onto MD 140. The existing entrances and curbing along the property frontage on MD 140 are in a deteriorated condition.

Since we have concerns relative to traffic operations (i.e., vehicle stacking and vehicle turning movements) both into the site and onto MD 140 just south of the signalized intersection of MD 140/Chatsworth Avenue, and since there is an existing access from the property onto Chatsworth Avenue, we will require the developer to reconstruct the property frontage along MD 140 as a condition of plan approval to include the following:

- Close the northernmost entrance onto MD 140.
- Construct SHA Type "A" curb and gutter along the property frontage on MD 140 from the north side of the southernmost entrance onto MD 140 to the P.C. of the intersection radius on Chatsworth Avenue.
- Mill and re-surface the southernmost entrance onto MD 140 using 1 1/2" of SHA approved bituminous concrete surface course.

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Joyce Watson
Page Two
September 14, 1995

The closing of the northernmost entrance onto MD 140 is being required in an effort to keep access to this site as far away from the intersection as possible.

In addition, since this property is located within 500' of a signalized intersection, we have forwarded a copy of the plan to our Traffic Section in order to determine what impact, if any, the required entrance reconstruction may have to the existing traffic signal system on MD 140.

Entrance reconstruction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Nine (9) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction; or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

Ms. Joyce Watson
Page Three
September 14, 1995

The surety for entrance reconstruction must be received by this office prior to our approving any building permits for this development.

We have no objection to approval of the Special exception request, subject to our aforementioned right-of-way and entrance improvement comments.

Should you have any questions, or require additional information, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

cc: Mr. Randy Brown w/att.
Mr. William Monk
Mr. Darrell Wiles



Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 29, 1995

William Monk
William Monk, Inc.
Suite B-7
222 Bosley Avenue
Towson, MD 21204

RE: Preliminary Petition Review (Item #71)
101 Main Street
4th Election District

Dear Mr. Monk:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Mr. Pollack has not signed the petition form as authorized representative of Esso.
2. Three copies of the description are required; only two were submitted.
3. The 16.1-foot setback for both structures is required to be 20 feet per Section 232.3.B. A variance is required to allow this deficiency in light of the special exception.
4. Space #1 is within 10 ft. of the street right-of-way. Since this is an excess space, it should not be counted or shown as supporting the parking or a zoning variance from Section 409.8 would be required.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED

EXXON COMPANY, U.S.A.
POST OFFICE BOX 4832 • HOUSTON, TEXAS 77210-4232

601 Jefferson, Room 3515
Houston, Texas 77002
Tel (713) 656-7725 Fax (713) 656-4004
Marketing Department/Technical Services
Jerry A. Hicks, Property Sales Coordinator

August 4, 1995

Re: SPW-1027
101 Reisterstown Road (AKA Main Street)
Reisterstown, MD

Zoning Commissioner
County of Baltimore
Zoning Administration & Development Management

Dear Sirs:

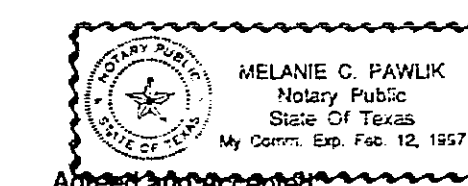
This letter executed hereunder by the owner of the above referenced property, grants immediate authority to Stuart Pollack, and its respective agents, to file for platting, rezoning, or special use permits including variances which may be required to provide for the intended use of said property known as approximately 9,830 square feet tract at 101 Main Street, Reisterstown, MD. Provided, however, if Stuart Pollack does not close the sale of the property, Stuart Pollack at his sole cost and expense shall replat and rezone the property to the same platting and zoning in effect on date hereof. Stuart Pollack agrees to indemnify Exxon Corporation for any damages resulting from Stuart Pollack's failure to rezone or replat as required by this letter.

Yours very truly,

Jerry A. Hicks
J. A. Hicks
Property Sales Coordinator

STATE OF TEXAS §
COUNTY OF HARRIS §

Sworn to and subscribed before me this 8 day of August, 1995
by *Stuart Pollack*



Agreed and Accepted:
X

Date: _____

21027MD.ZON
A CHESBROUGH EXXON CORPORATION

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

September 5, 1995

Mr. John L. Lewis
Planner II
ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Preliminary petition review, Item # 71 - 101 Main Street, Baltimore County, MD

Dear John:

I am in receipt of your letter dated August 29, 1995 regarding my client's application which I filed on his behalf. I want to thank you for your thorough review of the application and plan and would like to comment regarding the four items noted in your letter:

1. I submitted along with the application a notarized letter from an Excon representative dated August 4, 1995, which granted Stuart Pollack the authority to file plans and proceed with the rezoning as so noted. Prior to filing the application I spoke with both the Zoning Commissioner and the Deputy Zoning Commissioner regarding this issue and the fact that the application forms were not signed by an Excon representative. Both individuals indicated that it was their policy to hear cases absent a signature on the application form. Additionally, when Mitch Kellum took the application in he called me regarding this issue. I clarified it with him to his satisfaction and he indicated to me that he would simply place a note in the file to that effect.
2. Enclosed please find one additional copy of the zoning description. I apologize. There was an oversight that only two were submitted.
3. The small shed structure as noted on the plan is a temporary structure for purposes of environmental remediation. This is not a storage shed. This structure will be removed from the site upon completion of the remediation activities. We will clarify this at the time of the hearing and indicate on the plan if necessary, that this is a temporary structure to be removed once the remediation work is completed. Based upon previous similar cases of which I have been involved I do not believe that a variance is needed for this structure.
4. Space # 1 as noted on the plan is an existing parking space and in light of the fact that no changes are being made to the plan in that regard I did not believe a variance was required. However if you still have a problem with it, we will make a note on the plan at the time of the hearing that this is an excess parking space so as to avoid the need for an additional variance.

Hopefully this additional information will clarify these points and does not require a revised petition in order that we proceed to the hearing.

Cordially,

W.P. Monk
William P. Monk

WPM/lan34
Enclosure

WILLIAM MONK, INC.

PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS, SUITE B-7
222 BOSLEY AVENUE, TOWSON, MD 21204
410-494-9931
FAX 410-494-9903

LETTER OF TRANSMITTAL

DATE	09/16/95	OUR JOB NO.	71
FILE NO.		YOUR JOB NO.	
ATTENTION			
RE:	101 MAIN STREET AKA REISTERSTOWN ROAD SPECIAL EXCUTION APP.		

TO: ZADM

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒

DRAWING NO.	FILE NO.	DESCRIPTION	ACTION
3		APPLICATION FORMS	
1		NOTIFICATION LETTER	
12		PLANS	
1		200' ZONING MAP	
1		ZONING DESCRIPTION	
1		APPLICATION FEE	

THESE ARE TRANSMITTED as checked below:

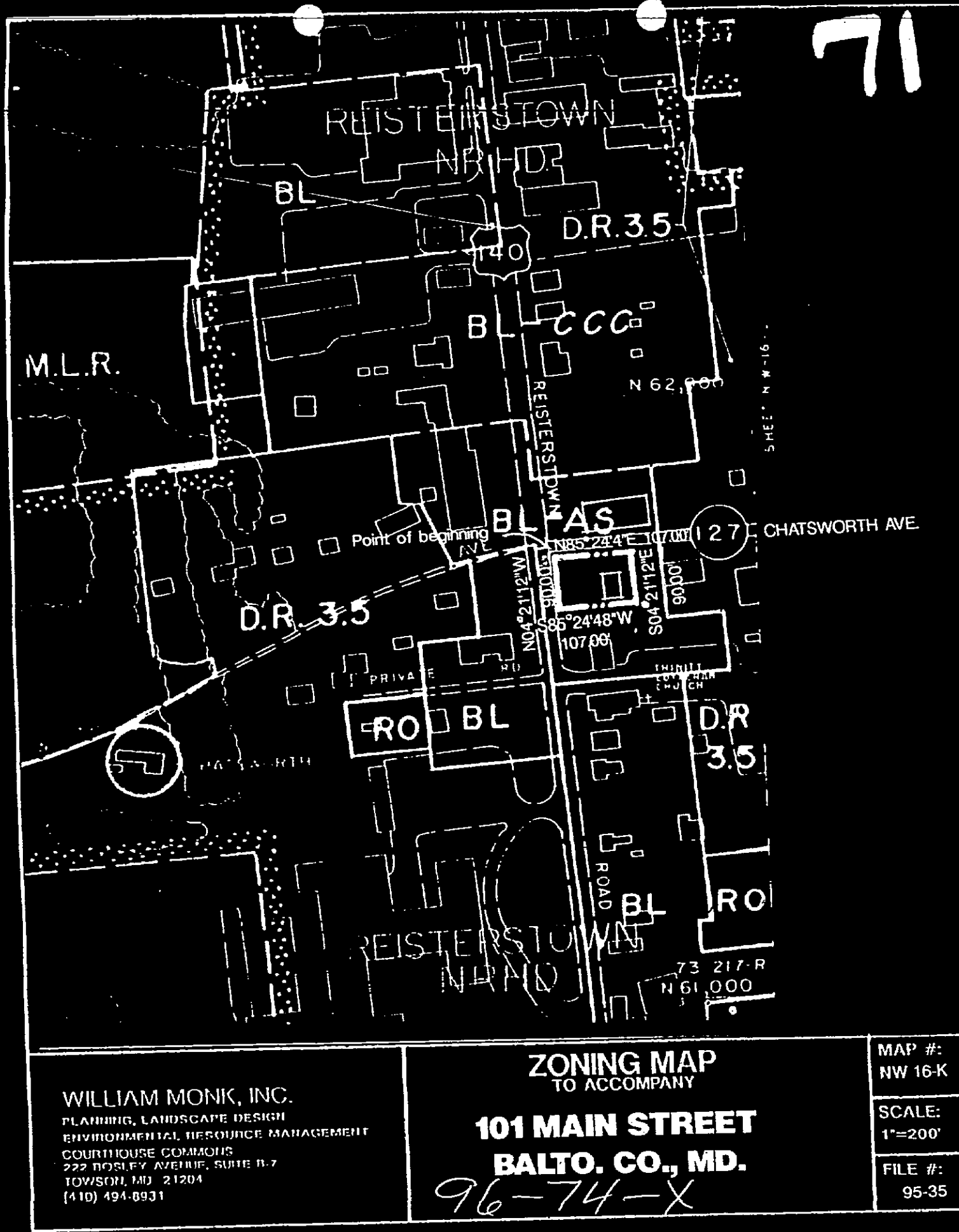
- ☐ For approval ☐ As requested ☐ Submit _____ copies for distribution
☐ For your use ☐ Resubmit _____ copies for approval ☐ Return _____ corrected prints
☒ For review and comment ☐
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO:

SIGNED: *W.P. Monk*

If enclosures are not as noted, kindly notify us at once.



WILLIAM MONK, INC.
PLANNING, LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-7
TOWSON, MD 21204
(410) 494-9931

ZONING MAP
TO ACCOMPANY
101 MAIN STREET
BALTO. CO., MD.
96-74-X

MAP #
NW 16-K
SCALE:
1"=200'
FILE #:
95-35

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

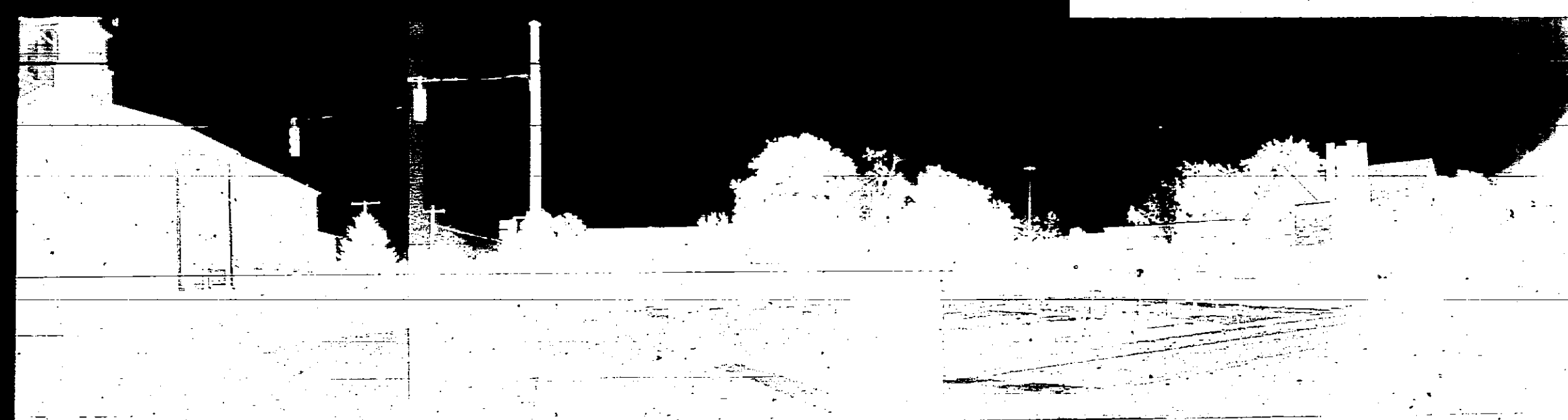
NAME	ADDRESS
BILL MONK	222 BOSLEY AVE
STUART POLLACK	SUITE C-6
516 Main Street	TOWSON, MD 21204

3

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



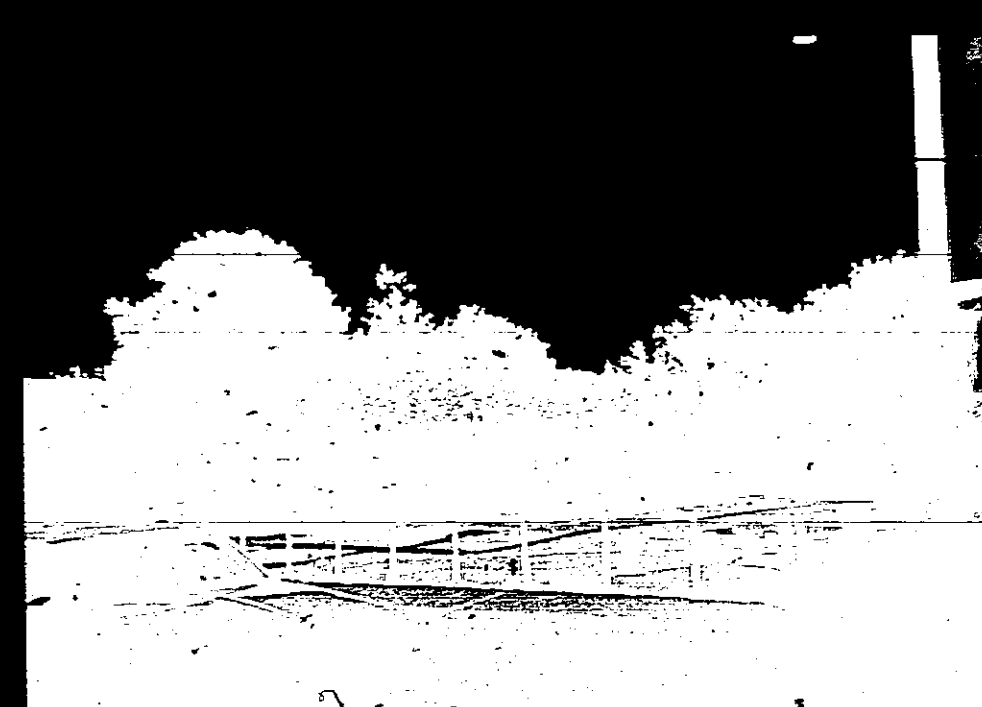
101 MAIN STREET, AKA REISTERSTOWN ROAD



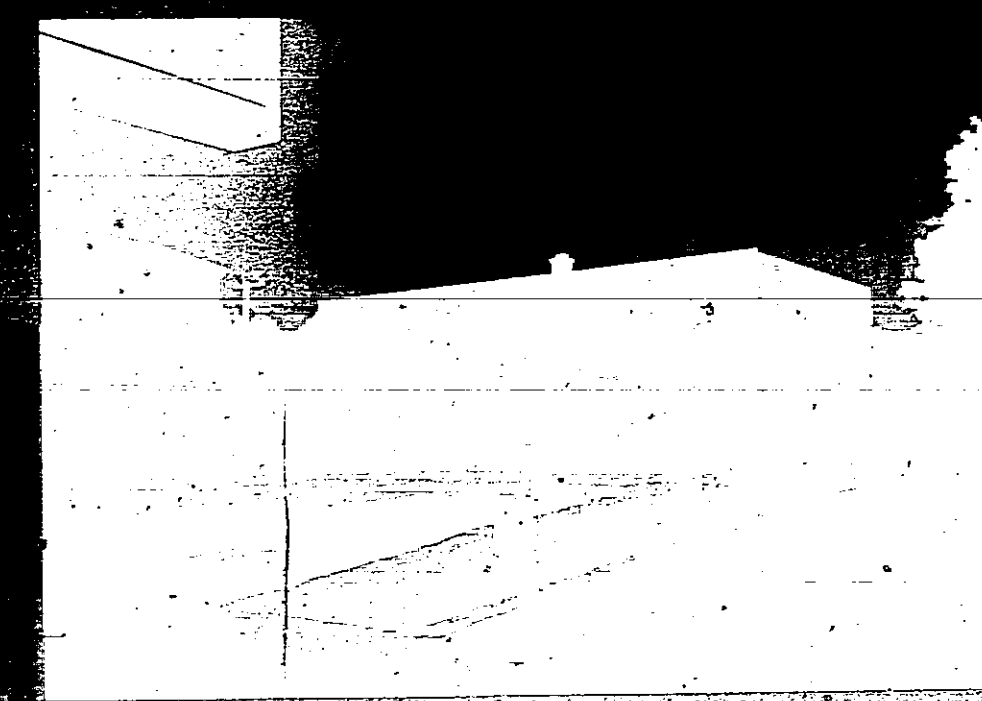
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



EXISTING SITE CONDITIONS
101 MAIN STREET



WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-9931
FAX 410-494-9903



PROPERTY TO SOUTH - RETAIL USE



NOTED AS REQUIRED BY CHARTER @ CHATSWORTH - OFFICE USE

Noted
MICROFILMED

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE



NORTHWEST CORNER, MAIN STREET @ CHATSWORTH - SERVICE GARAGE



SOUTHWEST CORNER, MAIN STREET @ CHATSWORTH - FIRE STATION

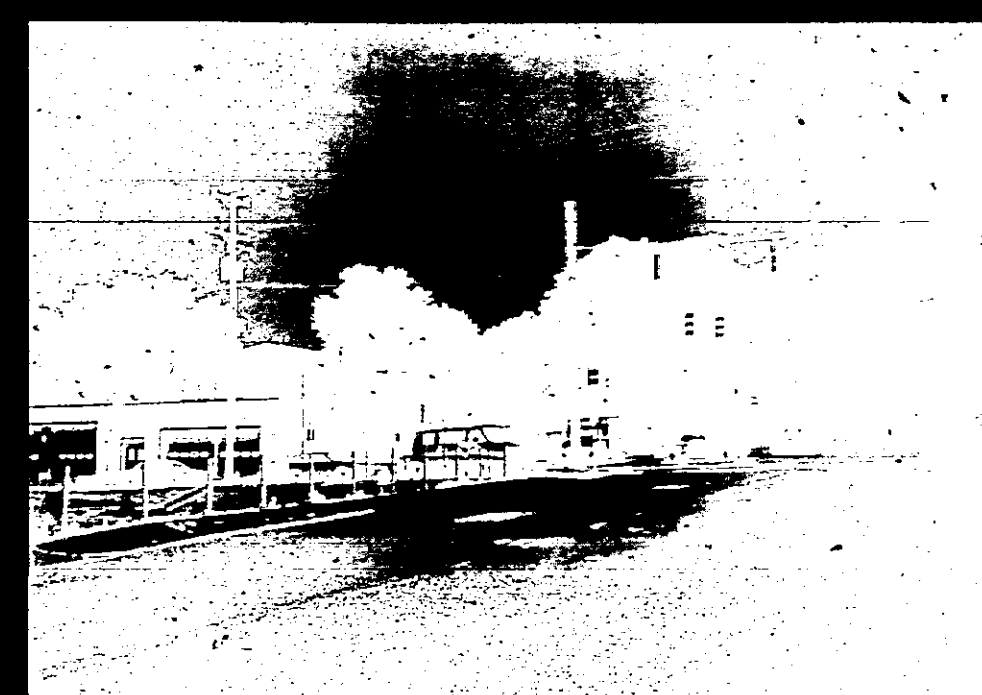
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MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



Ref 3E

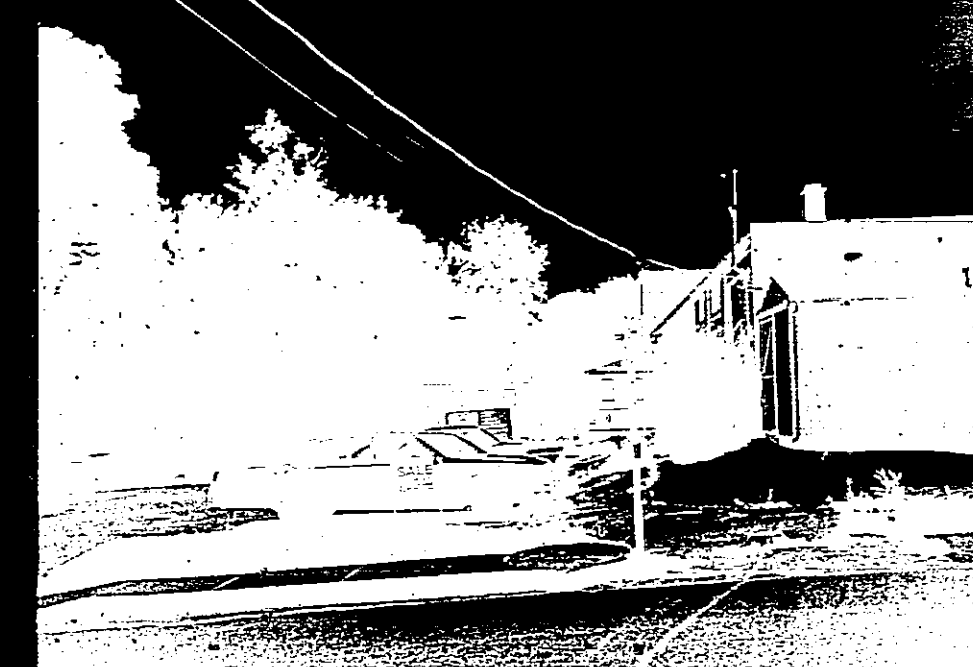
COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

ADJACENT LAND USE

PARKING LOT AND OFFICE BUILDING TO EAST OF SUBJECT PROPERTY



Ref 3F

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

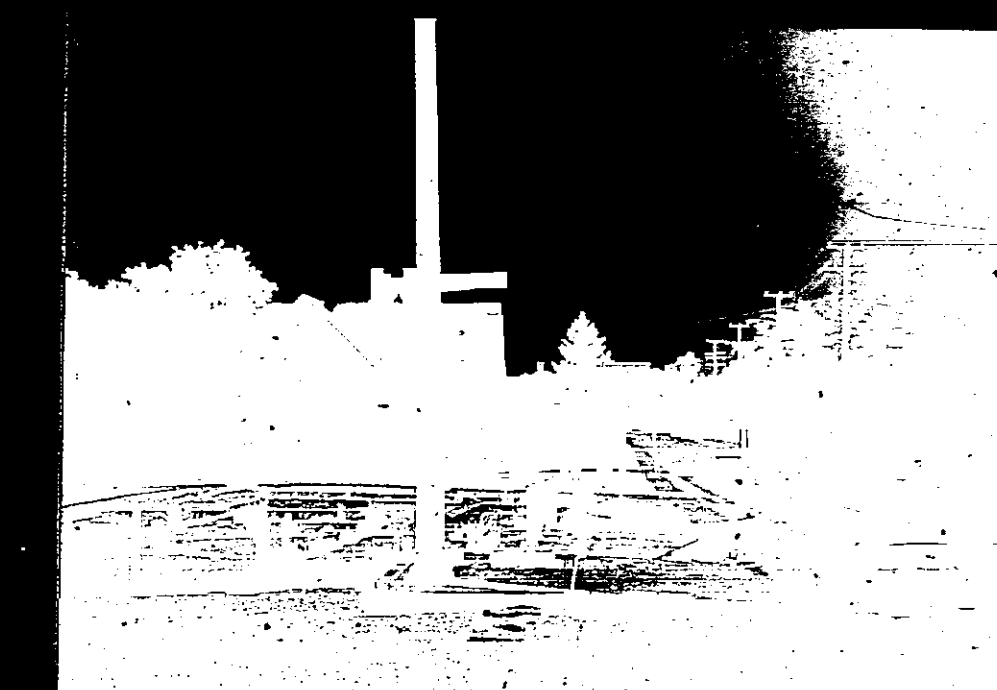
WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

MAIN STREET (AKA REISTERSTOWN ROAD)



VIEW LOOKING NORTH



VIEW LOOKING SOUTH

MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903